



# FRISCO COMMUNITY PLAN



ADOPTION DRAFT - AUGUST 2019





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# TABLE OF CONTENTS

<b>Chapter 1: Introduction</b>	<b>1</b>
Background and History	2
Plan Context	3
Planning Process	4
<b>Chapter 2: Shared Community Values</b>	<b>7</b>
Vision and Guiding Principles	8
Parts of the Plan	10
Related Plans and Studies	11
<b>Chapter 3: Policy Framework</b>	<b>13</b>
Guiding Principle 1: Inclusive Community	14
Guiding Principle 2: Thriving Economy	20
Guiding Principle 3: Quality Core Services	24
Guiding Principle 4: Mobility	28
Guiding Principle 5: Vibrant Recreation	32
Guiding Principle 6: Sustainable Environment	44
<b>Chapter 4: Growth Framework</b>	<b>51</b>
Residential Infill/Redevelopment Potential	53
Future Land Use Plan	56
Area Specific Policies/Design Principles	64
Complete Streets Recommendations	69
Frisco Parking Analysis	73
<b>Chapter 5: Action Plan</b>	<b>75</b>
About the Action Plan	76
Inclusive Community	77
Thriving Economy	79
Quality Core Services	79
Mobility	80
Vibrant Recreation	81
Sustainable Environment	82
Plan Amendments	83
<b>Appendix A: Community Profile</b>	
<b>Appendix B: Community Input Summaries</b>	
<b>Appendix C: Reference Maps</b>	
• Existing Land Use	
• Historic Sites	



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# CHAPTER 1

## INTRODUCTION





Frisco's history began with the Utes long before the mining boom took control of Summit County. The lifestyle of the Utes quickly disappeared as the mining industry took over the region and early prospectors arrived in 1859. While Frisco and the Ten Mile Canyon experienced some migration in the first gold rush of 1859, it wasn't until the 1870s when the mining industry became more rampant. The Town was founded by Henry Recen and incorporated in 1880, and served as a gateway to the towns and mines of the Ten Mile Canyon. Frisco quickly developed and grew in population as the mining industry continued to attract more investment and people into town. By 1892, the permanent population grew to two hundred and fifty people. The promising growth and prosperity of the Town led to the opening of hotels, saloons, and other businesses that served Frisco's growing population. The arrival of two railroads further stimulated the mining industry which dominated the economy of Frisco and the Ten Mile Canyon. The conclusion of the mining boom and beginning of the Great Depression brought great economic hardship to the region. However, Frisco was able to persevere through these hardships and remain one of the few mining towns to survive. While time has passed, the history of Frisco can still be told by the remnants of the mining industry and historic buildings that are scattered throughout the landscape, including those that were moved to the Historic Park to tell the story of the early miners. Today, Frisco has evolved into a vibrant town, having experienced an era of revitalization thanks to its recreational landscape and economy.



In the summer of 2018, the Town of Frisco launched a comprehensive process with the community to update the Town’s Master Plan, also known as the “Frisco Community Plan.” The Community Plan serves as the overarching policy document for the Town. The plan articulates the shared vision and values of the community and identifies strategic actions necessary for implementation. The plan was last updated in 2011 and is required by the Town Charter to be updated every five years.

Since 2011, Frisco has experienced significant change. The Town's population is aging and has grown at a faster rate than Summit County as a whole; prices of homes have increased while the median household income has declined; and the Town is close to being fully built-out. The Community Plan process presented an opportunity to explore these and other trends and key issues with the community, and to facilitate a discussion about the community's hopes and fears for the future.

The Community Plan provides a road map for the Town as it continues to grow and evolve. The plan reflects the ideas, values, and desires of the community, and articulates Frisco's aspirations for the future. As such, the Community Plan is comprehensive in scope, addressing a wide range of topics: future growth and development, community character, transportation, housing, parks and recreation, resource protection, and infrastructure, among others. First and foremost, the plan is used by Town staff and elected and appointed officials to guide day-to-day decision-making and policy discussions, and by the Planning Commission to guide decision-making regarding proposed developments. The plan also serves an important resource for residents, property and business owners, developers, and other stakeholders interested in

understanding the vision and values of the community. Building a broader awareness and understanding of the plan will help ensure that future public and private investments in Frisco are aligned with, and continue to advance the vision of our community.

As Frisco continues to evolve over time, the plan must also adapt. While it is unlikely that the community's vision and values will change substantially in a five-year timeframe, it is important to periodically review the plan to evaluate progress, and determine whether new strategies or other course corrections are needed to help advance priority initiatives.

The Town is authorized to develop a Community Plan (comprehensive or master plan) for its incorporated area pursuant to Section 31-23-206 of the Colorado Revised Statutes as amended. Although the Planning Commission is the agency expressly authorized by state law to prepare and adopt the final Community Plan, the Town Council also possesses the legislative power to establish land use planning policies for the Town. State law recognizes the legislative authority of the municipality's governing body by expressly requiring that the Planning Commission's adopted Community Plan be subject to approval of the Town Council. Therefore, the Community Plan is not fully effective until the Town Council approves the plan.



PLANNING PROCESS

The Town of Frisco established a robust community engagement strategy with the goal of providing a variety of opportunities for input and capturing the diverse perspectives and interests of the community.

- 1

**Community Kick-off and Focus Groups**

July - November 2018

  - Community Wide Kick-off Meeting: 7/11/18
  - Community Resource Group – Value and Vision Synthesis: 8/8/2018
  - Focus Group Meetings on Frisco’s Economy, Community Character, Design, and Land Use, Housing Diversity: 8/28/2018
  - Focus Group on Community Design and Walkability: 9/18/2018
  - Community Meeting on Parks: 11/7/2018
- 2

**Policy Framework and Opportunity Areas Workshop**

December 2018 - June 2019

  - Community Resource Group Meeting on Plan Policies and Goals: 1/23/2018
  - Design Charrette on Opportunity Areas: 2/6/2019
  - Joint Town Council and Planning Commission Work Session: 2/7/2019
  - Community Wide Open House: 3/6/2019
  - Work sessions with Planning Commission and Town Council on plan goals and policies: May-June 2019
- 3

**Draft Plan**

June 2019 - July 2019

  - Community Resource Group – Review of Draft Document: 6/26/19
  - Community Wide Open House on Draft Plan: 7/11/19
  - Planning Commission work session on Final Draft Plan: 7/18/19
- 4

**Plan Adoption**

August 2019

  - Final Plan Adoption by Planning Commission and Town Council: August 2019

Community Engagement Opportunities

A variety of opportunities were provided for community members and stakeholders to engage in, and provide input in the Community Plan process:

- Community Plan Kickoff.** Participants provided their insight as to what they value about Frisco today and what they feel are the challenges and opportunities that we should focus on for our future. Participants circulated among six different stations designed to educate and evoke meaningful thought about community values as well as opportunities and concerns for our future.
- Focus Group Meetings.** Participants were broken into smaller groups to discuss and identify issues regarding Frisco’s economy, community design and land use, and housing diversity.
- Parks Meeting.** Participants identified challenges and opportunities associated with Frisco’s parks. The feedback received was ultimately used to inform the goals and policies for Frisco’s parks.
- Policy Framework and Opportunity Areas Workshop.** Participants provided input on the preliminary draft of the guiding principles, goals, and policies, and key opportunity sites that were identified through the process.
- Community Plan Open House.** Participants were invited to review important policy decisions, and to provide input on the Future Land Use Plan and concepts for various opportunity areas.

Hundreds of community members provided input over the course of the process, and each individual’s input was invaluable to the process. Collectively, this input captures the community’s shared values and vision for Frisco and provides a foundation for the Community Plan.



Community Plan kickoff meeting

Other Community and Stakeholder Engagement

Community Resource Group

The Community Resource Group (CRG) is a citizens taskforce that was organized specifically for the Community Plan process. The CRG was made up of 17 members, all coming from different backgrounds and walks of life. The group met jointly with the Planning Commission four times over the course of a year. CRG meetings provided opportunities for more in-depth discussion on a variety of Community Plan topics. While the primary role of the CRG was to serve as a sounding board for Town staff and the project team, they also served as community ambassadors, helping build awareness of the plan, and ensuring that community priorities are well-represented.

Planning Commission and Town Council

- Town staff and the project team worked closely with the Planning Commission and Town Council throughout the plan update process. Key points of coordination included:
- Regular updates on the process and community input received;
  - A joint work session with the Planning Commission and Town Council to confirm preliminary directions; and
  - Work sessions with Planning Commission and Town Council during their regular meetings to discuss and seek direction on different elements of the draft Plan.

Town Council Strategic Plan

In early 2019, the Frisco Town Council went through a separate, but parallel, strategic planning process to establish core values and goals and prioritize near-term actions. The resulting Town Council Strategic Plan is closely aligned with the Community Plan to support implementation of the community’s values. Specific points of alignment are noted where applicable in subsequent chapters of this document.



Community Resource Group meeting



Using three words or less, describe what the phrase “small town mountain character” means to you.



WHAT DO WE MEAN BY “SMALL TOWN MOUNTAIN” CHARACTER?

Defined as ‘A distinctive trait, quality, or attribute’, the interpretation of the term in the context of community planning is often misunderstood. A sociologist might describe character in terms of social criteria such as a specific population living in a specific area, with shared institutions, values, and social interaction. The emphasis is on people and their relationships. From a planning perspective, the focus is on the natural, visual, and cultural characteristics, such as the natural environment, sensory (visual) experience, and cultural expressions such as historical structures.

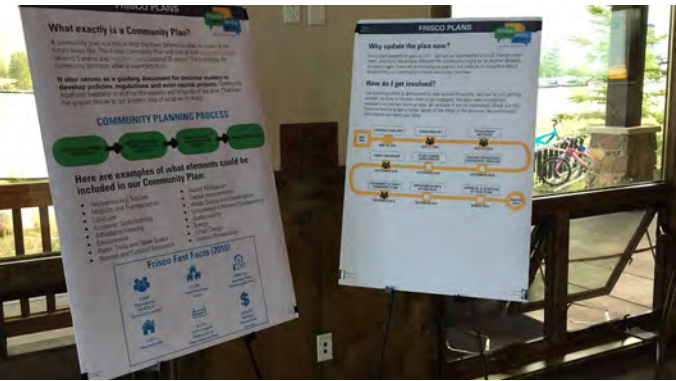
So when we hear that Frisco has an amazing ‘small mountain-town’ character what does that mean?

It is a combination of characteristics or distinguishing physical and social elements that define a place, including:

- Natural surroundings (forests, mountains, rivers, lakes, etc.)
- Built characteristics (style, scale, and arrangement of streets and buildings)
- Economic characteristics (the kinds of work people do)
- Socio-cultural characteristics (politics, community traditions, recreational pursuits)

Through surveys and interviews, community members identified several characteristics that fall into the categories above - friendly small-town atmosphere (social), scenic beauty (natural surroundings), the people, the lake, the historic street design and layout, access to recreation and trails, ski industry (economic).

There were also so-called ‘unrecognized characteristics’ that were identified as values but not necessarily as defining characteristics – walkability, size, growth rate, location, land use, neighborhood design, street and infrastructure, housing types and prices, employment composition, landscaping.



CHAPTER 2  
SHARED COMMUNITY  
VALUES





# OUR VISION

A close-knit, welcoming community that cherishes our history, environment, healthy lifestyle, and unique sense of place.

## VISION AND GUIDING PRINCIPLES

### Overview

The vision and guiding principles are a statement of community values. Together, they reflect characteristics that residents value about Frisco today, and the kind of community that residents would like to see Frisco become as it continues to grow and evolve over time.

The vision statement above, and six guiding principles listed on the opposite page, emerged from numerous community conversations: the community kick-off meeting and a subsequent online survey, meetings with the CRG, and a series of focus groups. Community members were asked to provide input on:

1. What they liked most about living in Frisco; and
2. What they thought were the biggest challenges for the community.

Common themes about what community members enjoyed most about Frisco included: outdoor recreation; friendly, caring neighbors; natural beauty; and quality of life. What community members thought were the biggest challenges for Frisco included: loss of close knit community; high cost of living and housing; increased traffic/congestion; and too much tourism.

Other topics of conversation included: increasing affordable/workforce housing supply; attracting high-quality jobs; improving wayfinding/signage; and more.

The vision and guiding principles serve as an organizing framework for subsequent chapters and policy guidance in the Community Plan, as well as for the Town Council's Strategic Plan.



Frisco's mountain landscape

Frisco's vision is embodied in the six guiding principles below. The guiding principles serve as an organizing framework for the goals, policies, and actions contained in subsequent chapter of the Community Plan. Specific topics addressed under each guiding principle are listed here for quick reference.



#### GP1: Inclusive Community

- Gateways and public spaces
- Main Street and historic preservation
- Summit Boulevard
- Workforce housing
- Residential neighborhood character
- Historic resources



#### GP2: Thriving Economy

- Economic diversity and sustainability
- Regional service and economy
- Business retention and development



#### GP3: Quality Core Services

- Infrastructure
- Community services
- Civic engagement and partnerships



#### GP4: Mobility

- Safety and efficiency
- Multimodal transportation
- Pedestrian and bicycle infrastructure
- Regional connections
- Parking management



#### GP5: Vibrant Recreation

- Programs and activities
- Parks, recreation, and open space
- Active and healthy lifestyles
- Year-round trail access and connections



#### GP6: Sustainable Environment

- Protection of the natural environment
- Community sustainability
- Hazard mitigation



PARTS OF THE PLAN

The Community Plan is comprised of four primary sections in addition to the two introductory sections. The contents and purpose for each section are described below. Although each section has a distinct role and purpose, they are intended to work together.

CHAPTER 3: POLICY FRAMEWORK

Establishes the overall policy foundation for the Community Plan. Includes goals and policies to support community priorities relative to each of the six guiding principles, and provides more detailed direction as to how these priorities will be carried out through day-to-day decision-making.


Guiding Principles, Goals, and Policies




CHAPTER 4: GROWTH FRAMEWORK

Includes a Town-wide land use plan and area-specific policies to guide future growth and development in Frisco, including land use, design, and provision of infrastructure and services.

Future Land Use Plan



Area-Specific Policies



CHAPTER 5: ACTION PLAN

Outline specific actions the Town will take, either alone, or in collaboration with others, to support the implementation of the Community Plan.

Action Strategies



Plan Amendments



APPENDICES

Includes a background report on existing conditions, community input summaries, and supporting Master Plans adopted by the Town.

A: Community Profile  
B: Community Input Summaries

C: Reference Maps

RELATED PLANS AND STUDIES

The Community Plan serves as the “umbrella” policy document for the Town of Frisco. It is supported by a variety of functional plans, master plans, and strategic initiatives that provide more detailed direction on a variety of topics. These include:

- The Three Mile Plan – Supports the community’s vision for growth and development surrounding the Town’s boundary.
- The Marina Park Master Plan (Adopted 2018)
- Frisco Trails Master Plan (Adopted 2017)
- Frisco Historic Park and Museum Strategic Plan (Adopted 2018)
- Frisco Historic Property Inventory (anticipated completion August 2019)
- 2019-2020 Town of Frisco Strategic Plan (updated annually)
- 2019 Community Scorecard (updated annually)
- Town of Frisco Budget (updated annually)

Specific linkages between the Community Plan and other plans and studies are referenced throughout this document, where relevant. Moving forward, it is essential that future updates to these supporting plans, and creation of new plans, are aligned with the general policy direction of the Community Plan.





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# CHAPTER 3

## POLICY FRAMEWORK





# ▶ GUIDING PRINCIPLE 1

## *Inclusive Community*



Frisco cares about our neighbors, visitors, and the whole of our community. We are an inclusive community that welcomes people of all backgrounds and income levels. We support a balance of housing options to create opportunities for a diverse population to reside here. Our history is integral to our identity and it is also a guiding principle for our future. As the Town grows and changes, we need to be rooted in the values of our past. The Ten Mile Range mountain backdrop, historic structures, vibrant neighborhoods, and a lively Main Street characterize Frisco along with the friendly people and welcoming vibe. As Frisco grows, this character and identity should be preserved and enhanced throughout Town.



# 1.1 »



## PROTECT THE CHARACTER AND LIVABILITY OF FRISCO’S RESIDENTIAL NEIGHBORHOODS.

- 1.1A** Ensure new housing compliments adjacent properties and neighborhoods through appropriate mass, scale, and design. *See page 68 for Area Specific Policies/Design Principles to help encourage compatible neighborhood development.*
- 1.1B** Invest in targeted improvements (e.g., trail connections, bike paths, sidewalks, and drainage improvements) that enhance the safety and quality of life of residents.
- 1.1C** Strive to create an appropriate balance of full-time residents, second homes, and short-term rentals to maintain a diverse and vibrant community.

# 1.2 »



## IMPROVE THE AESTHETIC APPEAL AND FUNCTIONALITY OF THE SUMMIT BOULEVARD CORRIDOR AND THE EXIT 203 GATEWAY.

- 1.2A** Support public improvements and gateway redevelopment that is aesthetically appealing, inviting to visitors, and reflects a cohesive community image of Frisco. *See page 64 for design concepts and Area Specific Policies/Design Principles to enhance the West Main Gateway.*
- 1.2B** Encourage infill and redevelopment along Summit Boulevard that improves the aesthetic appeal, and supports an economically thriving corridor. *See page 67 for additional discussion of opportunities along Summit Boulevard.*
- 1.2C** Support the integration of workforce housing as part of future redevelopment efforts along Summit Boulevard through the potential intensification of land uses throughout the Summit Boulevard corridor and the greater Mixed Use Gateway District.

# 1.3 »



## PRESERVE AND ENHANCE THE TOWN’S HISTORIC RESOURCES.

- 1.3A** Expand protections for Frisco’s historic resources and develop a variety of tools in order to support historic preservation at the local level.
- 1.3B** Expand access to, and awareness of, educational and financial resources (e.g., grants, tax credits) available at the state and federal level to support historic preservation.
- 1.3C** Encourage the adaptive reuse of historic structures and keeping buildings in place.
- 1.3D** Continue to educate residents and visitors through the historic park and museum, programming, and events.
- 1.3E** Encourage broader preservation efforts for historic resources outside the Town’s boundaries, when these resources add to the sense of character and tell the story of Frisco.

## REINFORCE MAIN STREET AS THE HEART OF THE COMMUNITY, FROM THE LAKE TO THE MOUNTAINS.

- 1.4A** Support the creation of an attractive community entrance along West Main Street to create a gateway that is inviting to visitors, highlights the Tenmile Creek, and is an extension of the history and vision of Frisco.
- 1.4B** Encourage infill and redevelopment that complements the character, scale, and massing of historic structures.
- 1.4C** Ensure ground floor uses on Main Street create a balanced mix of uses that support a thriving commercial atmosphere. Housing may be located above the ground floor along Main Street, to help support the vitality of downtown.
- 1.4D** Preserve Frisco’s historic street grid to retain the character and walkability of the town core.
- 1.4E** Design and orient buildings to maintain historic development patterns along public rights of way.

# « 1.4



## PROMOTE A BALANCED COMMUNITY THROUGH SUPPORT FOR DIVERSE AND EQUITABLE HOUSING OPTIONS.

- 1.5A** Develop a diverse portfolio of workforce housing programs to support a broad range of housing needs—type of unit, rental vs. ownership, and price points—at the community and neighborhood level.
- 1.5B** Stimulate the creation of workforce housing through town policies, incentives, and regulatory procedures.
- 1.5C** Collaborate with community partners and the private sector to expand the reach of Frisco’s workforce housing efforts.

# « 1.5

### RELATED PLANS & STUDIES

The Town has a number of tools in place to support workforce housing and continues to work closely with Summit County and other regional partners to address its housing needs. On the heels of a Workforce Housing Needs Assessment prepared by the Summit County Housing Authority in 2013 (updated in 2016), the Town convened a Housing Taskforce to identify potential steps Frisco could take to help mitigate housing concerns. The 2018 Housing Taskforce provided guidance on short term rentals, priority housing projects, and a strategic housing implementation plan.



WORKFORCE HOUSING

In 2013, the Summit Combined Housing Authority (SCHA) released a Workforce Housing Needs Assessment to evaluate the need for affordable housing and consider strategies. The assessment was most recently updated in 2016 and predicts housing development and needs through 2020. This study reports that in the Ten Mile Basin 135 ownership units (120% AMI or below) and 175 rental units (80% and below) are currently needed. The study further predicts that by 2020 an additional 249 units (ownership + rental) will be needed to catch up with job growth and retiring residents.



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LAKE HILL HOUSING OPPORTUNITY

In 2011, the Town of Frisco and Summit County began conversations with the United States Forest Service to acquire 45 acres of land immediately adjacent to the Town of Frisco, along the Dillon Dam Road, for a workforce housing development. After acquiring the land in 2016, a master planning process was undertaken in 2017, culminating in a plan for nearly 400 workforce housing units. The master plan included a variety of housing types to meet needs as identified in the Summit County Workforce Housing needs assessment. The Lake Hill Impact Study (expected completion August 2019) will recommend utility service options and evaluate the effects the development will have on traffic, infrastructure, schools, public safety, and other related impacts to Frisco and the surrounding area.

Frisco is but one community in a regional economy facing regional workforce housing challenges. Frisco collaborates with SCHA, Summit County, and other entities to address housing needs. Lake Hill presents an opportunity due to the size of the development and proximity to Frisco, to make a significant impact.

Annexation policies and desired future land uses for areas immediately bordering and within the Frisco town boundaries are provided in the 2018 Frisco Three Mile Plan.





## ► GUIDING PRINCIPLE 2

### *Thriving Economy*

The Frisco economy is built upon a unique balance of tourism and its role as a commercial-service hub for the region. Tourism, driven by recreational opportunities, and the small, mountain-town appeal of Main Street, creates jobs and revenue. Locals and visitors utilize the large retailers, grocery stores, and services located along Summit Boulevard, and support the small businesses on Main Street. While the Frisco economy has seen steady growth in the past decade, diversification of the economy is important. More year-round opportunities will provide stability through the seasons and economic downturns. The Town should focus on small, incremental changes that preserve the town character and a healthy small business community that attracts residents and visitors.



# 2.1 »

## MAINTAIN A DIVERSE AND STRONG ECONOMY.



- 2.1A Continue to attract and retain businesses that support and enhance Frisco’s tourism revenues, while also seeking to build upon entrepreneurship and new or emerging niches.
- 2.1B Provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents and visitors.
- 2.1C As development and infill occurs, ensure that the Town’s overall mix of land uses remains aligned with community goals.
- 2.1D Participate in regional and state economic development efforts that support a diverse economy.
- 2.1E Support the creation of home-based businesses and remote workers.

# 2.2 »

## STRENGTHEN FRISCO’S ROLE AS THE YEAR-ROUND-LOCAL COMMERCIAL AND SERVICE HUB FOR THE REGION.



- 2.2A Support the retention and expansion of regionally-serving commercial and service uses.
- 2.2B Protect the Light Industrial zone district from dilution and intrusion by other uses.
- 2.2C Encourage continued reinvestment in existing commercial centers. Refer to page 67 for additional discussion of opportunities along Summit Boulevard.

## FACILITATE THE RETENTION AND EXPANSION OF LOCALLY-OWNED BUSINESSES.

# « 2.3

- 2.3A Create a positive business environment that encourages investment and expansion.
- 2.3B Support efficient regulations and processes that foster a supportive business environment.
- 2.3C Expand workforce housing options to support small businesses, and local employees.

### RELATED PLANS & STUDIES

Similar to most Colorado municipalities, the Town is heavily dependent on sales tax revenues to provide services to its citizens. Sales taxes generated by tourism related activities within the Town far surpass any other revenue category. The following documents can provide insight to the Town’s financial picture in terms of revenues by category and business location.

- 2018 Community Scorecard
- Town of Frisco 2019 Budget

Frisco’s Historic Park is an important cultural and educational tourism asset for the Town. The 2018 Historic Park and Museum Strategic Plan outlines a five-year course of action to maximize the value of the historic and cultural resources at the Historic Park.





## ► GUIDING PRINCIPLE 3

### *Quality Core Services*



Frisco is a place for people to live and work. Government and community-based services, such as adequate public infrastructure, public safety, child care, and health services, are integral to making Frisco a sustainable community for residents of all ages and incomes. These core services help businesses recruit workers, contribute to a tight-knit community, and ensure the year-round vitality of our economy.



3.1

»

PROVIDE HIGH QUALITY PUBLIC  
INFRASTRUCTURE AND SERVICES TO MEET  
CURRENT NEEDS AND ACCOMMODATE  
GROWTH.

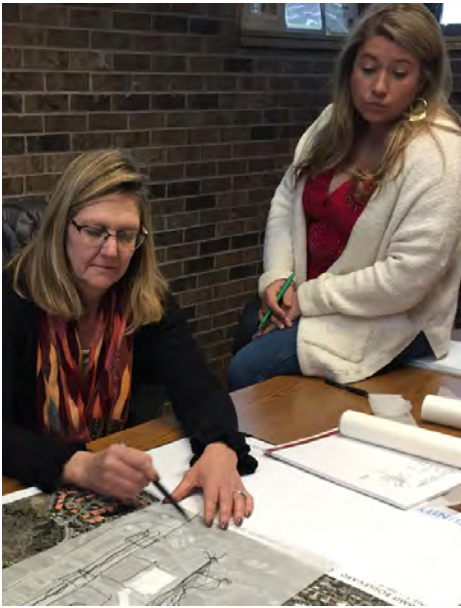


- 3.1A
- Maintain and improve public infrastructure such as multi-use pathways, roads, sidewalks, and transit, and municipal utilities to maintain high quality of life for the community.
- 3.1B
- Plan for growth and change – Analyze existing operational levels and plan for efficient implementation of improvements.
- 3.1C
- Support private sector investment in telecommunication infrastructure to improve service and network reliability for the community.

3.2

»

PROMOTE OPEN COMMUNICATION,  
RESPONSIVE GOVERNMENTAL ACTIONS,  
AND REGIONAL COLLABORATION.



- 3.2A
- Provide meaningful opportunities for residents, local businesses, and special interest groups to engage with Town staff and government officials and participate in decisions that impact the community.
- 3.2B
- Encourage participation and representation in regional planning efforts for transportation, housing, public health, and hazard mitigation with Summit County and other neighboring land agencies.
- 3.2C
- Nurture relationships with non-profits that enhance the lives of residents and businesses.

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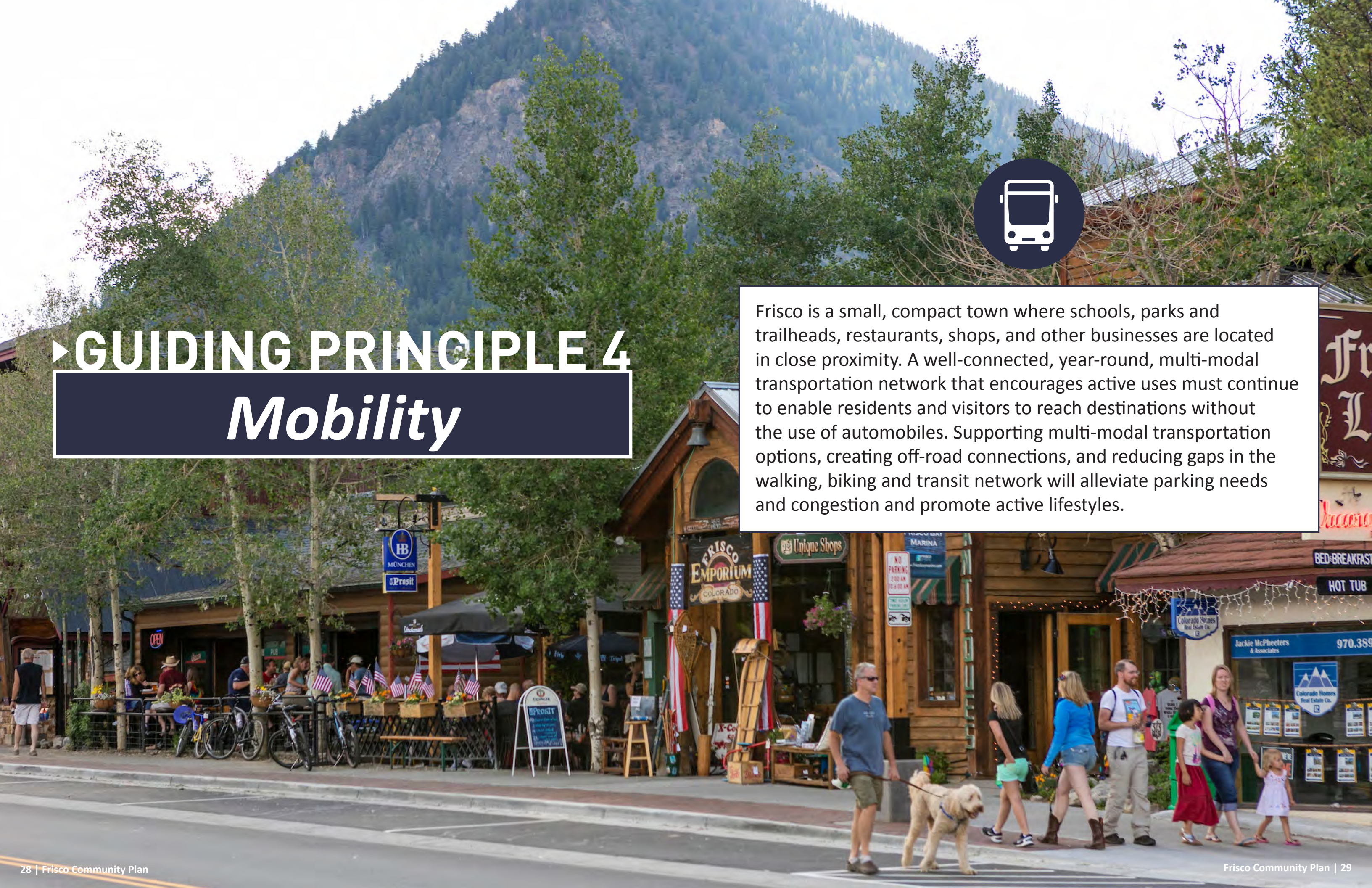


## ► GUIDING PRINCIPLE 4

# *Mobility*



Frisco is a small, compact town where schools, parks and trailheads, restaurants, shops, and other businesses are located in close proximity. A well-connected, year-round, multi-modal transportation network that encourages active uses must continue to enable residents and visitors to reach destinations without the use of automobiles. Supporting multi-modal transportation options, creating off-road connections, and reducing gaps in the walking, biking and transit network will alleviate parking needs and congestion and promote active lifestyles.





## 4.1 »

PROVIDE A SAFE AND EFFICIENT  
MULTIMODAL TRANSPORTATION SYSTEM.

- 4.1A** Update the Town's comprehensive Multimodal Transportation Master Plan.
- 4.1B** Place a higher priority on bicycle and pedestrian options for moving around town in accordance with the Frisco Trails Master Plan.
- 4.1C** Explore opportunities to improve the frequency and proximity of transit options around town.
- 4.1D** Manage parking resources in downtown to promote the efficient use of available spaces. *See page 73-74 for a summary of the Town's 2018-2019 Parking Analysis and key recommendations.*
- 4.1E** Establish traffic control, parking, and management protocols for special events and seasonal peaks.

## 4.2 »

PROMOTE WALKING, BICYCLING, AND  
OTHER ALTERNATIVE MODES OF TRAVEL.**COMPLETE STREETS**

Complete Streets are defined as streets that are designed and operated to enable safe access for all users—pedestrians, bicyclists, motorists, and transit riders of all ages and abilities. A well-designed streetscape should also encompass landscaping, street trees, and site furnishings as well as stormwater management, utilities, and snow storage. Frisco's compact, urban form presents a great opportunity to retrofit its existing core roadways to implement the Complete Streets concept across different types of rights-of-way in town. *See page 70-73 for Complete Streets Recommendations.*

- 4.2A** Improve the safety and efficiency of bicycle and pedestrian crossings and travel along Summit Boulevard. *See pages 66-67 for additional policies and design concepts for Summit Boulevard.*
- 4.2B** Ensure connections to Marina, the Peninsula Recreation Area, and local schools are safer and more efficient.
- 4.2C** Prioritize high-traffic corridors within the Central Core for the construction of more developed, urban streetscape.
- 4.2D** Improve year-round connections between neighborhoods and commercial areas, and the County-wide recreational pathway system.

« 4.3  
CONTINUE TO EXPAND REGIONAL  
TRANSPORTATION OPTIONS FOR FRISCO  
RESIDENTS AND VISITORS.

- 4.3A** Take a proactive role in planning and design for the SH 9 and I-70 interchanges and corridors. *See page 66 for additional policies and design concepts for the Summit Boulevard Gateway.*
- 4.3B** Collaborate with Summit County, CDOT, Copper Mountain, and others to maintain/increase the frequency of Summit Stage, Busstang, Greyhound and others.

**RELATED PLANS & STUDIES**

The Town is actively working with Summit County, CDOT, and many other partners to enhance mobility and improve connectivity to other destinations in the region. The Community Plan provides high-level guidance on transportation issues, supported by the more detailed recommendations contained in the Town's 2017 Trails Master Plan. In addition, a parking inventory and an analysis of parking occupancy was completed in 2018 to help inform decision-making on this important community issue.





## ► GUIDING PRINCIPLE 5

### *Vibrant Recreation*



Frisco is an active, inviting place with a multitude of recreation opportunities making Frisco a fantastic place to live, visit, and play. Residents and visitors greatly enjoy the Town’s accessible year-round trail system, dynamic waterfront and many parks. These assets and amenities should be preserved and enhanced to provide diverse recreation opportunities for a variety of experiences and abilities.



# 5.1 »

## PROVIDE HIGH QUALITY, YEAR-ROUND RECREATIONAL AMENITIES THAT APPEAL TO BOTH RESIDENTS AND VISITORS.



- 5.1A** Continue to strengthen and diversify the recreation facilities and amenities available in Frisco. Adapt and improve existing resources to reflect current trends and changing community needs.
- 5.1B** Recognize and support the role of neighborhood/community parks as places for neighbors and community members to gather and celebrate together.
- 5.1C** Maintain and upgrade existing park facilities to achieve a high level of quality, safety, aesthetic appeal, and function.
- 5.1D** Coordinate new facilities with the Trails Master Plan (and other Town Master Plans) to ensure appropriate connections and access.
- 5.1E** Park and trail facilities and amenities should utilize consistent visual cues (signage, site furnishings, and maintenance standards) to communicate public accessibility to users.

# 5.2 »

## OFFER DIVERSE PROGRAMS AND EVENTS THAT ENCOURAGE ACTIVE AND HEALTHY LIFESTYLES.

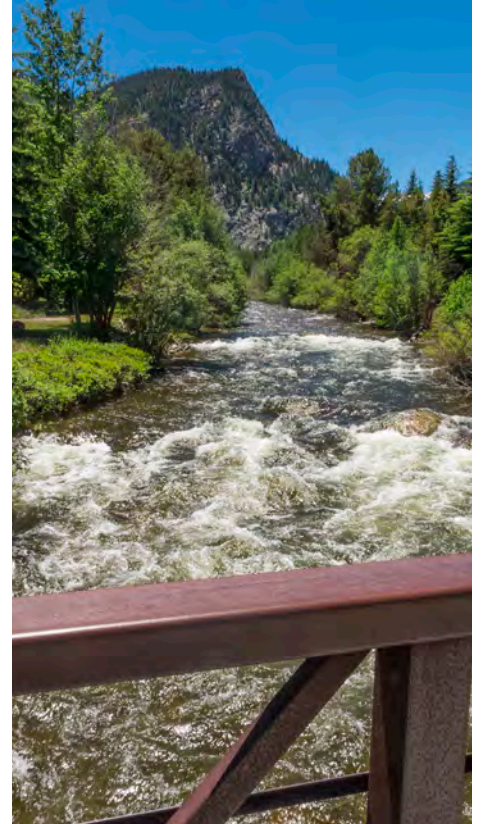


- 5.2A** Offer events and programs to encourage local participation to promote inclusion and build community pride.
- 5.2B** Promote healthy lifestyle choices through programming and special events.
- 5.2C** Collaborate with the County and other organizations on health and wellness initiatives.
- 5.2D** Strive to create balance between locally oriented and tourism-driven recreational opportunities.

## CREATE MORE OPPORTUNITIES, AND IMPROVE THE QUALITY OF OUR INTERACTION WITH THE NATURAL ENVIRONMENT.

# « 5.3

- 5.3A** Enhance opportunities for passive enjoyment of open space and scenic areas such as walking, jogging, hiking, snowshoeing, and other less intensive recreation uses.
- 5.3B** Recognize that the park system provides important ecological functions and should be maintained and operated to preserve and enhance those functions (i.e. storm water management, water quality, wildlife migration corridors, etc.).
- 5.3C** Ensure that recreation opportunities do not create negative impacts on the natural environment and surrounding community.
- 5.3D** Take advantage of existing easements to increase and improve public access to Tenmile Creek while maintaining awareness of surrounding properties and ensuring safe experiences.





**PARKS, OPEN SPACE, AND RECREATION FACILITIES**

**Legend:**

- Parks and Open Space
- Town Boundary
- Trailhead
- Recreational Path

**Map Labels:**

- Meadow Creek Trailhead
- Willow Preserve
- Willow Preserve Trailhead
- Meadow Creek Park
- Walter Byron Memorial Park
- Frisco Bay Marina
- Pioneer Park
- Triangle Park
- Peninsula Recreation Area
- Peninsula Recreation Trailhead
- County Commons Trailhead
- Miner's Creek Trailhead
- Rainbow Lake Trailhead
- Peak One Park
- Historic Park
- Community Center Park
- Old Town Hall Park
- Frisco Post Office Park
- Kayak Park
- North Tenth Trailhead
- Mount Royal Trailhead
- Peak One Campground
- Peak One Campground B

**Scale:** 0 to 1 Miles

**Disclaimer:** The information hereon is approximate and is intended for display purposes only. For additional information, please contact the Town of Frisco Community Development Department.



PARKS, OPEN SPACE, AND RECREATION FACILITIES

Frisco has a variety of great parks providing everything from free ice skating in the winter to pond fishing in the summer. The following is an overview of the existing facilities, character, and opportunities for Frisco’s smaller, neighborhood parks as well as an overview of the amenities at the Historic Park, Marina Park, and the Peninsula Recreation Area.

Major planning efforts at these facilities have taken place over the last three years and facility improvements for each of these areas are ongoing. More information on planning and development at these facilities can be found by reviewing the following related plans.

- Frisco Bay Marina Master Plan (2018)
  - Frisco Peninsula Recreation Area Design Summary (2017)
- Frisco Nordic Center Master Development Plan (2018)
  - Frisco Historic Park and Museum Strategic Plan 2019 – 2023 (2018)

PARKS



**Facilities.** This one acre park site contains two tennis courts with one practice board on the perimeter fencing, a forested picnic area with two picnic tables and bbq grill, litter containers, and a port-o-let. Parking for the site is located within the unpaved 5th Avenue Alley right of way

**Character.** This small neighborhood park is minimally designed. Half of the park is heavily vegetated and the other half contains the tennis courts. It is a well-maintained area but is unknown by the community.

**Opportunities for the Future.** Due to its close proximity to single and multi-family residences, there is potential for additional neighborhood park amenities such as a nature play area, additional courts, or picnic pavilion. There is no electricity or water at site.



**Facilities.** Walter Byron Park is approximately 4.5 acres in size and includes a 1/3 mile stretch of the Tenmile Creek between Creekside Drive and Summit Boulevard. A portion of the Town’s recreational path follows along the creek along the southern edge of the park. The playground, installed in 2003, includes two separate sets of swings, slides, and climbing equipment for the 2-5 and 5-12 year old age groups. Other amenities include a wooden picnic pavilion with 7 picnic tables and large barbecue grill, a highly popular, multi-use turf play field (approximately 0.8 acres in size), a volleyball court and horseshoe pits, and a small pond known as Kayleigh’s Pond. There are walking trails throughout the park with pedestrian bridges at stream crossings, and a riverside boulder seating area.

A summer only, restroom facility was constructed in 1982. On the park’s northern boundary is a 15.5 acre wetland open space area that extends to Miners Creek Road and County Road 1040. A small parking area accommodates 10 cars.

**Character.** Centrally located, Walter Byron is considered Frisco’s flagship park. It receives a large number of visitors year round for diverse array of uses including walking, running, biking, dog exercise, informal field sports, fishing, and playground use, as well as more passive uses such as wildlife watching and quiet reflection. Surrounded by water on three sides, this park is also a natural area set aside to preserve sensitive habitats. The recreational path allows easy access. The pavilion area is booked frequently throughout the summer for birthday parties, gatherings, reunions, etc.

**Opportunities for the Future.** This small park balances a large number of diverse users. Upgrades to the restrooms, parking area, and play structures would improve the overall experience at the park. Replacement should be scheduled for the play equipment within the next three to five years. A year-round restroom facility is needed. Ongoing maintenance to the multi-use field, volleyball court, and horseshoe pits is important to keep the park functioning for a variety of users. Additional riverside seating areas and interpretive information on the park’s ecology would be utilized and enhance the user experience.



**Facilities.** This beautiful 4 acre park contains Meadow Pond and scenic views of the mountains in all directions. Meadow Pond, approximately 1.5 acres, is stocked with fish through a grant from Colorado Parks and Wildlife and is home to Frisco’s annual Founder’s Day Fishing Derby. There is an accessible fishing dock on the northwest corner. In the winter the pond is maintained as a seasonal ice skating rink. The park includes both hard and soft surface multi-use paths with two wooden bridges at creek crossings, popular with dog walkers. The paved pathway is plowed in winter. There are benches and picnic tables located around the lake. There is a small, 0.5 acre, multi-use turf area in the south west corner of the park. The park’s gazebo has several picnic tables and bbq grill and is rented several times per month during the summer. There is a small, combination play structure with a slide, swings and climbing device. The paved parking lot has room for 10 cars and there is a port-o-let enclosure adjacent to the parking area.

**Character.** Picturesque views of the mountains, clean, formal landscaped areas, and the large gazebo make this a popular spot for picnics and family gatherings. This park’s location, adjacent to the Summit Stage Transit Center and regional shopping centers, make it a popular stopping point for visitors. The popularity of pond skating has increased with the community’s growth causing a winter user conflict between ice fishermen and skaters. The recreation path and internal trails provide easy access as well as popular dog walking routes.

**Opportunities for the Future.** Safety and security at this park are the primary concerns of park users. Site improvements should consider improved views into and though the park. The existing play structure is nearing its life expectancy and replacement with an updated structure should be considered in the next three to five years. As the community’s only maintained ice skating opportunity, improvements to enhance the skating experience should be explored.



**Facilities.** This small corner park contains landscaping, a small turf area, park benches, bike racks, a picnic table, and large planter box. Formerly was the site of HC3’s demonstration and community gardens.

**Character.** Although the site is very limited in size, the fixtures and equipment on the site offer the passing pedestrian an opportunity to rest in this quiet semi-private setting.

**Opportunities for the Future.** It is complementary to the adjacent Community Center although circulation doesn’t support cohesive use of the park and building. Mature trees make sun and sight distance from this park limited. Opportunities to better utilize this area should be considered.





the potential to serve as an important public gathering space along Main Street. The existing trees and landscaping are overgrown and are in need of reshaping.

**Facilities.** This small, pocket park contains landscaping, a gazebo picnic tables, small turf area, benches, trash and recycling containers, and a bike rack. The park is located adjacent to the Visitor Information Center and public restrooms. Free WiFi from the Visitor Information Center is available.

**Character.** A small, quiet refuge from Main Street, this park is an attractive place to stop for lunch or to rest and catch up on emails. This park is relatively unknown, and not well used. The small gazebo has a private feel and the landscaping is dense for the small area.

**Opportunities for the Future.** The proximity of this space to the Visitor Information Center and Main Street gives it



community. This park lends a positive identity to the Town, functioning more as a well-landscaped gateway than a neighborhood park.

**Opportunities for the Future.** While the park is attractive and appropriately maintained, the site is not well-suitable for recreation due to the proximity of Summit Boulevard. A major CDOT project, the Gap Project, will impact the site by removing the existing slip lane adjacent to the southwest edge of the park. A small triangle of land will be added to the park when the project is complete. An opportunity exists to improve and enhance this park as an extension of Main Street. Adding features to support the existing art collection or installing historical information would create a destination for visitors.

**Facilities.** This formally landscaped park contains 2 art sculptures, the Main Street Frisco entrance signage, a manicured wildflower garden, picnic tables, benches, a recreation path wayfinding sign, and trash and recycling containers. The focal point of the park is the sign with the Town name, the bighorn sheep sculptures and the surrounding landscaping. The sign and seasonal decorations provide a popular photo backdrop for many visitors. This park is primarily a pass through area for people walking between Main Street and Summit Boulevard.

**Character.** A beautifully maintained park located at a major view corridor and prominent intersection of the



**Facilities.** A scenic destination for Post Office users this pocket park contains a formal landscape area, large water feature, doggie tie-up area and water fountain, flagstone pathways, and stone seating areas.

**Character.** This park primarily serves as a pass through area for post office users. It offers a calm and peaceful sitting area as well as a beautiful setting, filled with wildflowers and the sound of flowing water, to walk through on the way to and from the post office.

**Opportunities for the Future.** Operated under a shared use agreement with the post office. This scenic pocket park is visually appealing.



users, and a limited amount of 24 hour parking. The western portion of the lot is used for snow storage in the winter months.

**Opportunities for the Future.** Opportunities to engage with the Tenmile Creek is an important priority for community members. The area surrounding this park also serves as the western entrance to Frisco and could be enhance to celebrate and show case the creek. Public amenities, such as a year-round restroom facility, and visitor services would be well utilized. There is no water, sewer, or electricity to this area. There are minor issues with vagrancy, and extended camping in the summer months.

**Facilities.** The land surrounding this park is shared with CDOT for park and ride purposes as well as trailhead access. The small kayak park is located at the eastern end of the parking lot and contains signage, a small trail and stone steps down to the river where kayakers can enjoy a one man-made wave feature. There is a bridge over the Ten Mile Creek offering access to the county-wide recreation path system and Tenmile Canyon. The area contains picnic tables with bbq grills, trash and recycling containers, two port-o-lets, and a recreational path wayfinding sign.

**Character.** The kayak park is somewhat unknown and not highly used due to water levels and the short kayaking season. The parking area is very popular, especially during the summer months, with trail users, park and ride share



**Facilities.** The park consists of a formal turf area acting as a green space for the Peak One Neighborhood. It is a well utilized area for sport and play. It is linked to 3rd Avenue through a green belt trail that connects the neighborhood to Main Street.

**Character.** Park is separated from town and surrounded by Peak One neighborhood and therefore has more of a private neighborhood-ownership feel.

**Opportunities for the Future.** Possible location for a small play structure.

» OPEN SPACE



Acquired by the Town in 1999 and expanded in 2001, this 13.4 acre property contains wetlands, interpretive trails, and scenic views to nearby Lake Dillon and the surrounding mountains. The vision for Willow Preserve, as stated in the approved management plan is, *“To protect Willow Preserve’s natural character, to preserve its view corridor to the mountain peaks in the background, to enhance native flora and fauna established on-site, to allow access to a natural area for passive human uses including picnicking and fishing, to highlight the historical significance of the area, and to educate the community on the importance of natural ecosystems.”*



» RECREATION FACILITIES



**The Historic Park** is part of the Frisco Historic Park and Museum. *“The Frisco Historic Park & Museum preserves and promotes the Town of Frisco’s heritage and history by presenting an excellent educational museum experience to the community and its visitors, connecting the past, present and future to the world around us.”* This site contains well preserved structures, which are a part of the history of the Town. A 30’X30’ gazebo is located at the center of the property and it contains picnic tables, litter containers and is lighted for evening usage. Power is available for special performances at the gazebo. Benches and a sculpture are located at the front of the site along Main Street. More detail on the Historic Park and Museum can be found by reviewing their Strategic Plan 2019 – 2023.



**Frisco Bay Marina Park** is located along the shores of Lake Dillon. The marina and park occupies about 10 acres on the eastern side of the intersection of Summit Boulevard and Main Street/Marina Road. The Marina Park includes 3.26 acres of Town of Frisco owned land and 7 acres currently leased from the Denver Water Board. The Town has invested in facilities and programs that have created a variety of recreational uses within the park. It is used on a daily basis for walking, biking, picnicking, and dog-walking, and the children’s playground is a popular destination. Part of the park site is set aside as a cemetery. A master plan for the park site and marina operations was adopted in 2018. Phase 1 of the master plan will be implemented in 2019. More detailed information on Marina Park can be found by reviewing the Frisco Bay Marina Master Plan 2018.

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**The Peninsula Recreation Area (PRA)**, is composed of approximately 244 acres of private lands owned by both the Town of Frisco and Denver Water, and approximately 565 acres of National Forest Service lands administered by the Dillon Ranger District under a Special Use Permit. In total, the Peninsula Recreation area encompasses approximately 800 acres. The existing amenities on the PRA include an 27-hole disc golf course, bike park, skate park, bouldering area, multi-purpose field, and baseball field. A concessionaire runs a horse drawn wagon and sleigh ride operation in the winter and summer months. In the summer the PRA’s extensive trail system is host to mountain biking, hiking, and trail running. Winter uses on the PRA include Nordic skiing, snowshoeing, snow tubing, and sledding. The Day Lodge is a beautiful 4,000 square foot lodge with a great room boasting a fireplace and comfortable seating for guests to relax and enjoy the scenery. Restrooms, WiFi, and lockers are also available for use year-round. The Town is undertaking a comprehensive visioning and project implementation plan for the PRA in 2020. More detail on the PRA can be found in the Nordic Center Master Development Plan completed in 2018 and the PRA Design Charrette Summary from 2017.



## ► GUIDING PRINCIPLE 6

### *Sustainable Environment*



Frisco’s natural environment is the primary quality that attracts residents and visitors. It supports our economy and drives our recreational pursuits. Protecting the surrounding mountains, forests, waterways, and views are all deeply important to the community. These natural assets make Frisco beautiful, unique, and drive a thriving year-round economy. Pollution, wildfires, avalanches, and floods are threats to Town resources that should be recognized and minimized to the extent possible. The community should embrace measures for sustainability that reduce greenhouse gas emissions and conserve its water resources.



# 6.1 »

## LEAD BY EXAMPLE ON EFFORTS TO ADVANCE COMMUNITY SUSTAINABILITY AND THE REGION’S ABILITY TO PREPARE FOR, AND ADAPT TO, THE IMPACTS OF CLIMATE CHANGE.



- 6.1A Support implementation of the Climate Action Plan and 100% Renewable Energy initiatives.
- 6.1B Expand waste reduction and recycling rates within the Town organization and the community as a whole.
- 6.1C Expand the use of alternative energy sources, water conservation measures, and other sustainable development practices in Town facilities and operations.
- 6.1D Explore opportunities to incentivize the use of green building practices for development.
- 6.1E Educate residents, businesses, and visitors on sustainable practices.
- 6.1F Establish parameters to improve the resilience of Town infrastructure as part of routine improvements and upgrades.

# 6.2 »

## PROTECT THE QUALITY AND HEALTH OF THE NATURAL ENVIRONMENT IN FRISCO AND THE SURROUNDING AREA.



- 6.2A Protect and enhance surface and ground water quality in Lake Dillon, Ten Mile Creek, and other locations.
- 6.2B Encourage the use of alternative transportation modes—mass-transit, walking, and bicycling, for local and regional trips.
- 6.2C Work collaboratively with regional partners on efforts to maintain and enhance air quality in Summit County.
- 6.2D Work with the United States Forest Service (USFS), Summit County, and other partners to preserve the undeveloped character of the mountains and forest that surround Frisco if future annexations occur.
- 6.2E Encourage the inclusion of street trees and the use of native plants and species that protect and enhance Frisco’s biodiversity and habitat.
- 6.2F Educate residents and visitors about strategies to reduce wildlife conflicts and discourage activities that have a negative impact on wildlife.

## MINIMIZE RISKS TO PROPERTY, INFRASTRUCTURE, AND LIVES FROM NATURAL HAZARDS AND DISASTERS.

# « 6.3

- 6.3A Continue to collaborate with regional partners on efforts to implement the Community Wildfire Protection Plan (CWPP), Summit County All-Hazards Mitigation Plan, and standardized emergency response plans.
- 6.3B Educate property owners on the impacts of development in areas that are susceptible to risk from natural hazards.
- 6.3C Evaluate Town policies and regulations to support best practices in hazard resiliency.

### RELATED PLANS & STUDIES

The Town works actively with regional partners on initiatives that promote the protection of the community’s natural resources and a more sustainable future. Some of the more recent and ongoing efforts include:

- Summit Community Climate Action Plan (Adopted 2019 - ongoing implementation)
- 100% Renewable Energy Plan (adopted 2019)
- Frisco Clean Tracks Action Plan (2018)
- Frisco Water Efficiency Plan (2018)
- Community Wildfire Protection Plan (2018)
- Analysis of water need for buildout (2017)
- Summit County Multihazard Mitigation Plan (2013)





# ENVIRONMENTALLY SENSITIVE AREAS

100-Year Floodplain

Wetlands of Concern

Parks and Open Space

Town Boundary



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# CHAPTER 4

## GROWTH FRAMEWORK





## FACTORS INFLUENCING GROWTH

Frisco's current population is 3,123 (2017). Since 2010, Frisco's population has grown by 16%, or 2.3% annually. Meanwhile, the population of Summit County has grown by 9.2%, or 1.3% annually (U.S. Census Bureau, American Community Survey 2013-2017). Although the Colorado State Demography Office does not produce population forecasts for municipalities, estimates prepared as part of the Community Plan update forecast that Frisco will reach a population of between 4,110 and 5,269 by 2040. Several factors will influence the Town's ability to accommodate future growth, while ensuring that the quality of life residents enjoy today can be maintained for future generations.

- **Land Constraints.** Frisco has very limited vacant land left for future development. However, much of the land within the Town limits is zoned for greater densities than what is on the ground today—meaning that infill and redevelopment will continue to occur as demand for new housing and services increases over time.
- **Environmental Values and Constraints.** Frisco's natural environment and scenic quality are defining characteristics of the community that should be protected. These characteristics also mean that in some areas of the community a number of natural hazards exist—steep slopes, flood hazard areas, and wildfire risk—that must be taken into account and mitigated as the Town plans for the future.
- **Tourism Economy.** Frisco's role as the regional service hub for the Summit County community and points beyond, as well as its proximity to the Denver metropolitan area and numerous ski areas mean that the community experiences significant pressure during the year. While tourism benefits the Town's economy in many ways, it also presents challenges for year-round residents and the business community. Rising housing costs and a high percentage of homes being used as short-term rentals are making it increasingly challenging for full-time residents to live and work in Frisco, jeopardizing the overall character.

While all of these factors ensure that Frisco will continue to thrive in the future, they also mean that the community must be proactive in planning for future growth and development to ensure it is consistent with the community's values, and is supported by existing/planned infrastructure.



Step-up Main Street

## RESIDENTIAL INFILL/REDEVELOPMENT POTENTIAL

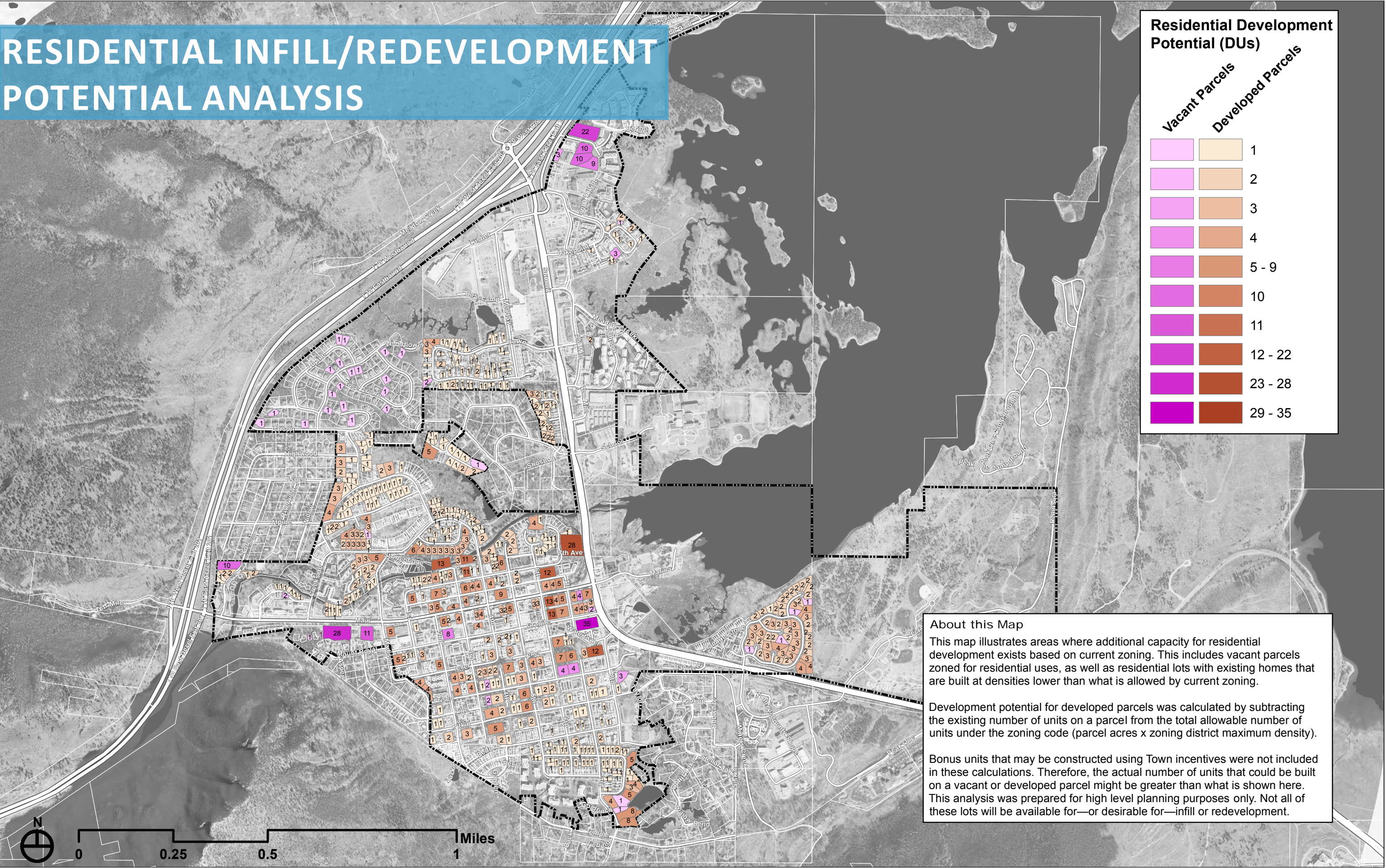
Frisco has a limited amount of vacant land available with potential for residential development. Approximately 200+/- new dwelling units could be accommodated on the vacant sites that remain, based on current zoning. As a result, most future residential development in Frisco will occur through infill and redevelopment. The Residential Infill/Redevelopment Potential map (see page 54) illustrates where the potential for additional residential development exists. Approximately 323 residential lots are built at densities lower than what is allowed by current zoning. Taking into account both vacant residential lots and those that are zoned for higher density uses than exist today, the Town has the potential for more than 1,000 new dwelling units, if all lots were built at the maximum density allowed (and more if available density bonuses are utilized). However, not all of these lots will be available for—or desirable for—infill or redevelopment. Based on population growth scenarios, Frisco is expected to add between 987 and 2146 new residents by 2040. In order to accommodate these new residents, opportunities for mixed-use development in the Central Core and along Summit Boulevard will need to be accommodated.



Neighborhood infill development



# RESIDENTIAL INFILL/REDEVELOPMENT POTENTIAL ANALYSIS





## FUTURE LAND USE PLAN

The Future Land Use Plan serves as a tool to guide future development within Town limits. It establishes a shared vision about how and where the Town will grow over the next 10 to 20 years, conveying the different types of places and land uses that are envisioned in different parts of Frisco. This tool will help Town staff, elected and appointed officials, property owners, residents and others plan for, anticipate, evaluate, and make consistent decisions regarding the location, intensity, type and design of development in Frisco.

The Future Land Use Plan is comprised of the Future Land Use map and the accompanying land use categories. Descriptions for each land use category describe the types of primary and secondary uses envisioned in each area, and the defining characteristics of the area. In some locations, the types of primary and secondary land uses described “match” what’s on the ground today. In other locations, the Future Land Use map conveys a long-term vision for the area that varies from the existing land use pattern. This is particularly applicable for key gateways into Frisco—along West Main and Summit Boulevard. As with other aspects of the Community Plan, the full implementation or “buildout” of this vision will occur incrementally over time. Illustrative concepts and area-specific policies are provided beginning on page 64, to help guide future public and private investment in these areas.

## How to Use the Future Land Use Plan

The Future Land Use Plan should be used by Town staff, decision-makers, property and business owners, and the community at large to inform decisions regarding future development in Frisco. This includes evaluating development applications in conjunction with the Town’s zoning and building code and other land-use related decisions, such as potential rezoning requests, or potential changes to existing zoning to help implement the goals and policies in this Plan. This Future Land Use Plan should also be used to help guide future planning for, and investments in, public facilities and infrastructure.

The Future Land Use Plan is supported by, and is intended to work in conjunction with, the guiding principles, goals, and policies in Chapter 3: Policy Framework.

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Peak One Neighborhood near Meridian Park



**FUTURE LAND USE MAP**

**FUTURE LAND USE DESIGNATIONS**

**Neighborhoods**

- Single-family Neighborhood
- Mixed Residential Neighborhood
- Multifamily Neighborhood

**Districts**

- Local Mixed Use District
- Gateway Mixed Use District
- Greater Downtown District
- Light Industrial and Service Commercial District

**Other**

- Parks and Open Space
- Public Facilities
- Town Boundary

The information hereon is approximate and is intended for display purposes only. For additional information, please contact the Town of Frisco Community Development Department.

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Future Land Use Categories

SINGLE-FAMILY NEIGHBORHOODS



**Primary Uses:**  
Single-household detached dwellings

**Secondary Uses:**  
Accessory dwelling units

**Key Characteristics:**

- Promotes single-household detached dwellings on individual lots which help preserve large areas of open space throughout the neighborhood.
- Minimizes development impacts on environmentally sensitive lands.

MIXED RESIDENTIAL NEIGHBORHOODS



**Primary Uses:**  
Single-household detached dwellings, cabin housing, townhomes, and duplexes.

**Secondary Uses:**  
Accessory dwelling units, parks, greenways, and common open space areas

**Key Characteristics:**

- Provides a mix of housing options and range of lot sizes.
- Encourages preservation of open space, scenic views, and other natural amenities through the design and general layout of the neighborhood.

MULTIFAMILY NEIGHBORHOODS



**Primary Uses:**  
Multi-unit dwellings

**Secondary Uses:**  
Townhomes and duplexes, parks, greenways, and common open space areas

**Key Characteristics:**

- Provides a mix of housing options and costs.
- Promotes higher density residential uses near commercial activities.

LOCAL MIXED USE DISTRICT



**Primary Uses:**  
A mix of small retailers, restaurants, offices, and other neighborhood services.

**Secondary Uses:**  
Multi-unit dwellings, townhomes and duplexes , civic and institutional uses, parks and other outdoor gathering spaces.

**Key Characteristics:**

- Integrates a broad mix of uses and serves as a transition between the Greater Downtown district and surrounding residential neighborhoods.
- Promotes a more human-scale development and pedestrian-friendly environment that encourages pedestrian and bicycle circulation.



GATEWAY MIXED USE DISTRICT



**Primary Uses:**  
A mix of large format retail, restaurants, lodging, offices, recreation and entertainment, and other uses that attract visitors from around the region.

**Secondary Uses:**  
Multi-unit dwellings, civic and institutional uses, parks and other public gathering spaces.

**Key Characteristics:**

- Promotes the development of regionally serving shopping areas that accommodate a broader mix of uses.
- Within close proximity to and have high visibility from Summit Boulevard and I-70.
- Provides connections to mass transit and other multi-modal transportation systems.

GREATER DOWNTOWN DISTRICT



**Primary Uses:**  
A mix of retail, restaurants, offices, and community and cultural facilities.

**Secondary Uses:**  
Residential, civic and institutional uses, parks and other outdoor gathering spaces.

**Key Characteristics:**

- Promotes the development of Frisco’s Main Street commercial district for retail, restaurant, service, housing and other contributing uses that support the vitality of downtown.
- Intends to enhance the visual character, scale and vitality of the central core of town.
- Serves as Frisco’s primary public gathering area.

LIGHT INDUSTRIAL AND SERVICE COMMERCIAL DISTRICT



**Primary Uses:**  
Light industrial uses such as manufacturing and warehousing, storage, research facilities, and auto-related services.

**Secondary Uses:**  
Other complementary industrial-related services and uses.

**Key Characteristics:**

- Promotes the development of professional trade, industrial, general services, storage, and contractor services in town.
- Allows for other associated uses that are complementary to contractor trades and light manufacturing.

PARKS AND OPEN SPACE



**Uses:**  
Parks, open space, greenways, recreation, and conservation areas.

**Key Characteristics:**

- Encourages the preservation of natural lands for public or private use, and allows for a variety of active and passive recreational activities.
- Includes developed public recreational amenities and facilities.

PUBLIC FACILITIES



**Uses:**  
Schools, emergency services, and essential public facilities such as substations and wastewater facilities.

**Key Characteristic:**  
Supports governmental or non-profit facilities, utility services, and other uses that serve a public function.



AREA SPECIFIC POLICIES/DESIGN PRINCIPLES

This section provides additional policies and design concepts to help guide future investment and change in the West Main Gateway, along the Summit Boulevard Corridor, and in established neighborhoods where infill and redevelopment are more likely to occur. Design concepts are preliminary in nature—more detailed planning will be needed to determine the feasibility and costs associated with different concepts, and to explore the potential for partnerships between the Town and property/business owners, and other stakeholders.

West Main Gateway – Activating Tenmile Creek

The West Main gateway into Frisco currently lacks a sense of arrival or destination, and there is a desire to create a better connection between the downtown core of East Main Street and West Main Street. The concept diagrams below illustrate the possibility of putting an active use (new building) on part of the existing Town parking lot that includes a plaza that connects down to Tenmile Creek. Beyond the West Main Gateway, the design principles outlined below are intended to guide public and private investments along both sides of West Main Street.

- dp Design Principles
- 1

**Building and Site Design.** Orient buildings, windows, balconies, and outdoor seating areas to maximize views of Tenmile Creek, the Tenmile Range, Mt. Royal, as well as solar access. Building forms and materials should complement established uses along the Main Street corridor.

2

**Activity-generating uses.** Active uses, such as a food hall, brewery or restaurant, are preferred on the ground floor of any new use in this location to help anchor the West Main Gateway, attract pedestrians and bicyclists from nearby trails, and encourage additional activity along West Main Street between the Central Core District and Tenmile Creek.

3

**Tenmile Creek Access.** A publicly accessible plaza, or similar feature should be incorporated along the edge of Tenmile Creek to allow people to interact with the water and watch kayakers. Provide public restrooms and interpretive signage to educate visitors on the history and ecology of the area.

4

**Pedestrian and Bicycle Connectivity.** Direct trail connections should be provided to the site from the existing pedestrian/bike bridge over the creek to the plaza, and from the parking lot across the inlet.

5

**Parking Design and Orientation.** Existing surface parking should be expanded to accommodate spaces dedicated to existing trail users, as well as to accommodate enough capacity for new use(s). The orientation of the lot should be shifted north, away from Tenmile Creek, and behind any new building(s).

6

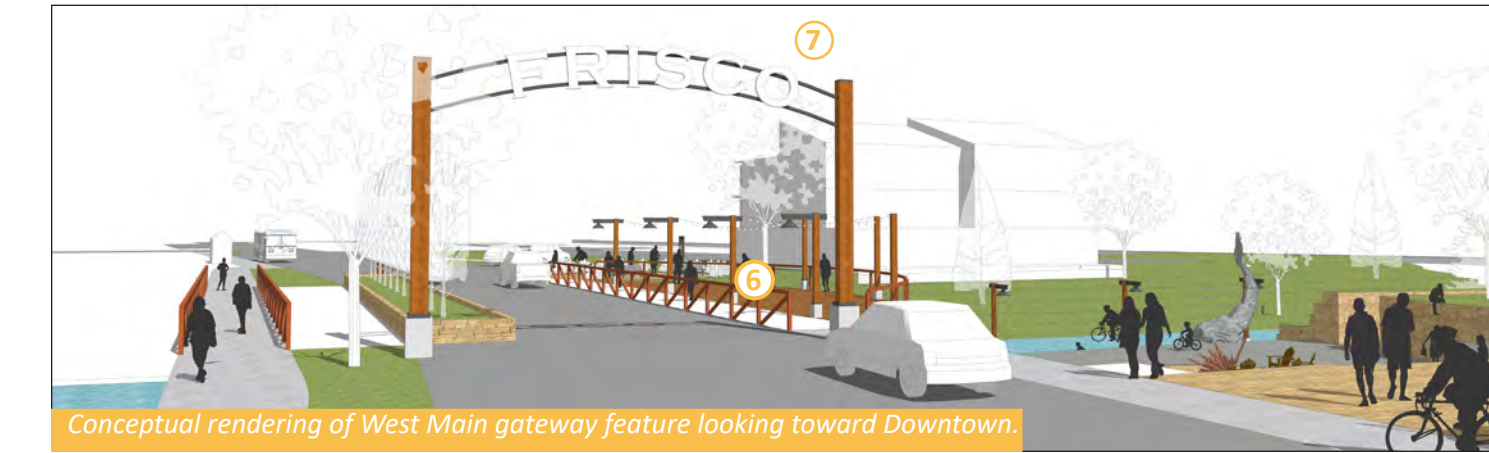
**Bridge Elements.** Opportunities to incorporate a cantilevered plaza area or viewing platform, and enhanced pedestrian/bicycle connections into the design of the existing bridge should be explored in conjunction with future upgrades. Alternatively, these options could be pursued at such time that the existing bridge is being replaced.

7

**Branding and Signage.** Distinctive signage and other branding should be used to establish a sense of arrival into Frisco, as well as a transition to the Central Core District.

8

**Streetscape Improvements.** Improve the visual and functional continuity between East and West Main Street by extending streetscape improvements including on-street parking, pathways, landscaping, and street furnishings from East Main Street throughout the Tenmile Gateway area.



Conceptual rendering of West Main gateway feature looking toward Downtown.



Plan view of potential building, plaza, and bridge at the creek's edge.



Conceptual rendering looking across the creek and bridge at potential development.



### Summit Boulevard Gateway

Frisco’s primary arrival point is via Highway 9 from I-70. This point of entry is a state highway that carries high traffic volumes, and the current design is made for moving cars. There are ways to improve the arrival experience while still efficiently moving cars.

dp

Design Principles

- 1

**Streetscape character.** Streetscape enhancements such as cohesive signage and landscaping, a “gateway” roundabout, public art, and other urban design elements should be used, as appropriate and feasible, to help create a more inviting character for Summit Boulevard. Enhancements should be designed to reflect Frisco’s unique context, climate, and mountain town character.
- 2

**Safety considerations.** Multimodal pathway on the west side of Summit Boulevard should be slightly elevated pathway above Summit Boulevard, and incorporate other design elements, such as a decorative wall or fence, to protect pedestrians and bicyclists from fast-moving traffic.
- 3

**Infill and redevelopment.** Opportunities to infill existing surface parking or redevelop vacant or underutilized sites should be encouraged to help create an appealing entry experience along Summit Boulevard. Development should promote efficient land use, and maintain visual access to support commercial and economic vitality.
- 4

**Nodes of refuge.** Mini-plazas or other “nodes of refuge” should be incorporated along pathways and at important connection points to encourage use of pedestrian and bike paths in this area, and throughout Frisco. Potential amenities could include:

A

Wayfinding signage to help visitors and other recreational users orient themselves and plan their route safely

B

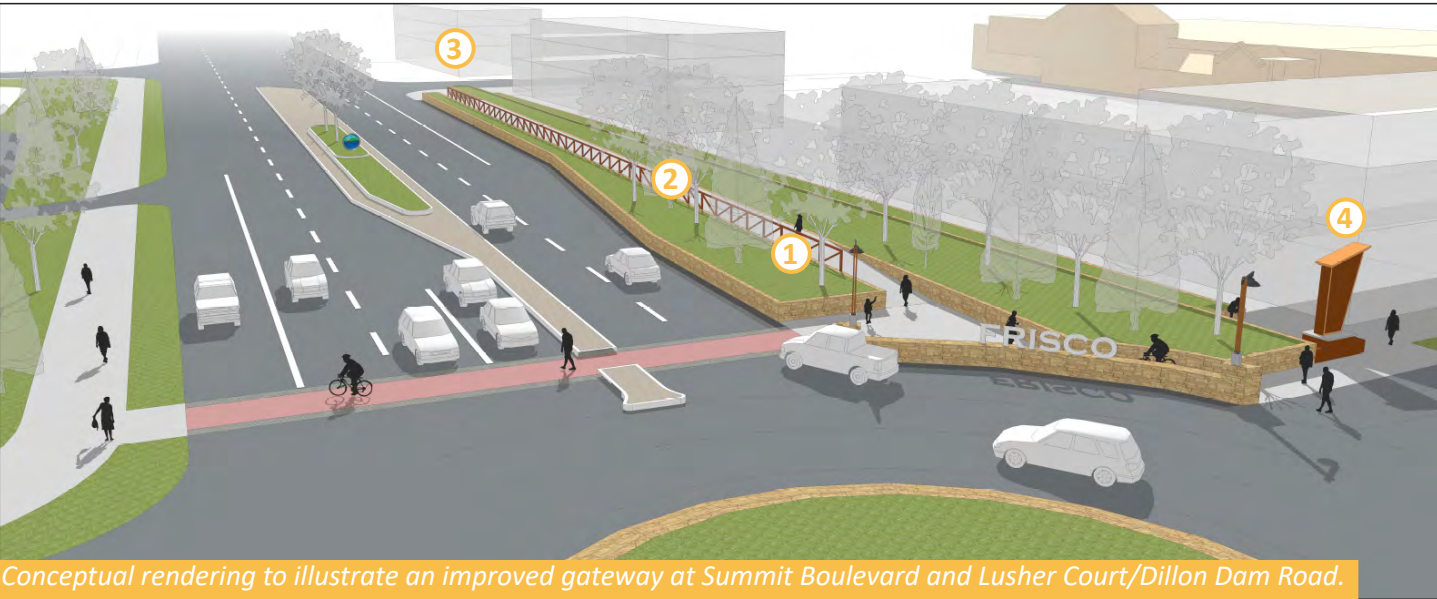
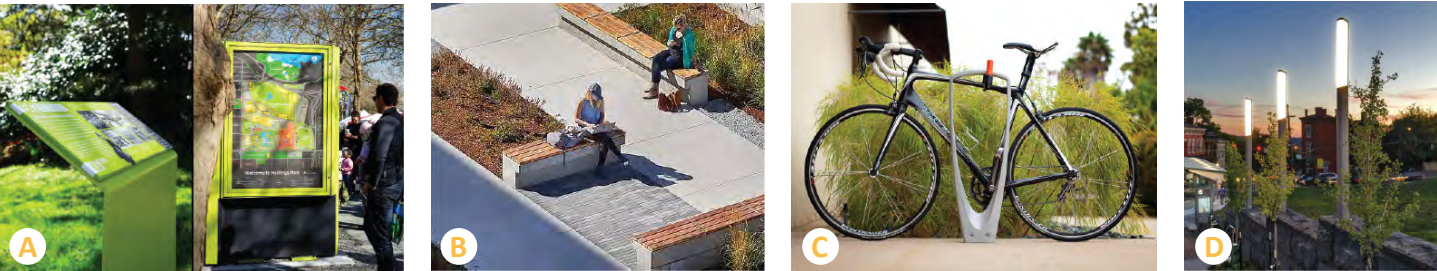
Benches for resting

C

Bike racks

D

Pedestrian-Scaled Lighting



Conceptual rendering to illustrate an improved gateway at Summit Boulevard and Lusher Court/Dillon Dam Road.

### Summit Boulevard Gateway Revitalization

Frisco’s Summit Boulevard Gateway provides core services for locals and visitors. Whole Foods, Safeway, Wal Mart, and Natural Grocers are the area’s main anchors and provide an important tax base for the Town. There is a desire to improve this area’s visual appeal; create a safer, more attractive pedestrian and bicycle experience; and encourage a broader mix of uses, including higher-density housing.

dp

Design Principles

- 1

**Infill and redevelopment.** Opportunities to infill existing surface parking or redevelop vacant or underutilized sites should be encouraged to help enhance the Summit Boulevard Frontage, maximize the use of Frisco’s limited land area, and create a more inviting gateway into Frisco.
- 2

**Mix of uses.** Opportunities for retail and commercial uses should be maintained along the frontage where access and visibility are greatest. Supporting uses, such as high-density residential, hotels, and offices should be incorporated above or behind retail or commercial uses.
- 3

**Meadow Drive frontage.** Double-sided retail, or other active uses should be incorporated to activate the east side of Meadow Drive in Frisco Station in combination with new development on the west side.
- 4

**North-south alternate routes.** Pedestrian and bicycle improvements should be provided to create safer north-south alternate routes along Meadow and North Ten Mile Drive.
- 5

**East-west connections.** Pedestrian and bicycle connections through Frisco Station to the Transit Center should be established in conjunction with future infill/redevelopment or the adaptive reuse of existing uses.





Infill and Redevelopment in Established Neighborhoods

Current zoning in many of Frisco’s older neighborhoods allows for development at densities higher than what exists today. This means, for example, a property owner could tear down an existing home and build two or more new units in its place. While densities vary by location, the graphics below illustrate how these changes might affect existing neighborhoods (using the RL and RH zoning districts as examples).

RESIDENTIAL LOW DENSITY (RL) ZONING DISTRICT



Existing Context: Predominantly single-family homes on 10,500 sf lots



Existing Potential: Duplexes and townhomes introduced through infill/redevelopment (8 du/acre max.)

RESIDENTIAL HIGH DENSITY (RH) ZONING DISTRICT



Existing Context: Predominantly single-family homes on 10,500 sf lots



Existing Potential: Mix of housing types introduced through infill/redevelopment (16 du/acre max.)

As part of the Community Plan process, many residents expressed concern about the impact of higher density development in established neighborhoods on community character. Many also expressed support for more restrictive design controls in established neighborhoods—such as reduced lot coverages, contextual setbacks, and/or bulk plane requirements—all of which would help mitigate the overall scale and bulk of future infill and redevelopment, while still supporting the expansion of housing options in Frisco.

Design Principles

- **Mix of housing types.** Where supported by Future Land Use Categories and underlying zoning, no one housing type should dominate the block. Redevelopment of larger sites should include at least two housing types and a mix of unit sizes.
  - **Building bulk/mass/height.** Blocky and blank multi-story building forms devoid of articulation or architectural features should be avoided, especially along adjacent property lines.
  - **Transitions.** Where infill or redevelopment is of a different scale or height than surrounding buildings, transitions should be provided to limit impacts on adjacent properties. Transition techniques may include: stepping down building heights and massing along shared property lines to match the height of
- adjacent buildings; increasing sideyard setbacks to incorporate a landscape buffer; providing variation in the side building wall or roof form; using dormers and sloping roofs to accommodate upper stories; and/or orienting windows, porches, balconies, and other outdoor living spaces away from shared property lines; among others.

  - **Incentives.** Smaller unit sizes and housing types (e.g., micro units, accessory dwelling units) that support the expansion of affordable and workforce housing options in Frisco should be incentivized.
  - **Open space and common areas.** Shared common areas and private open spaces should be provided for the benefit of residents.

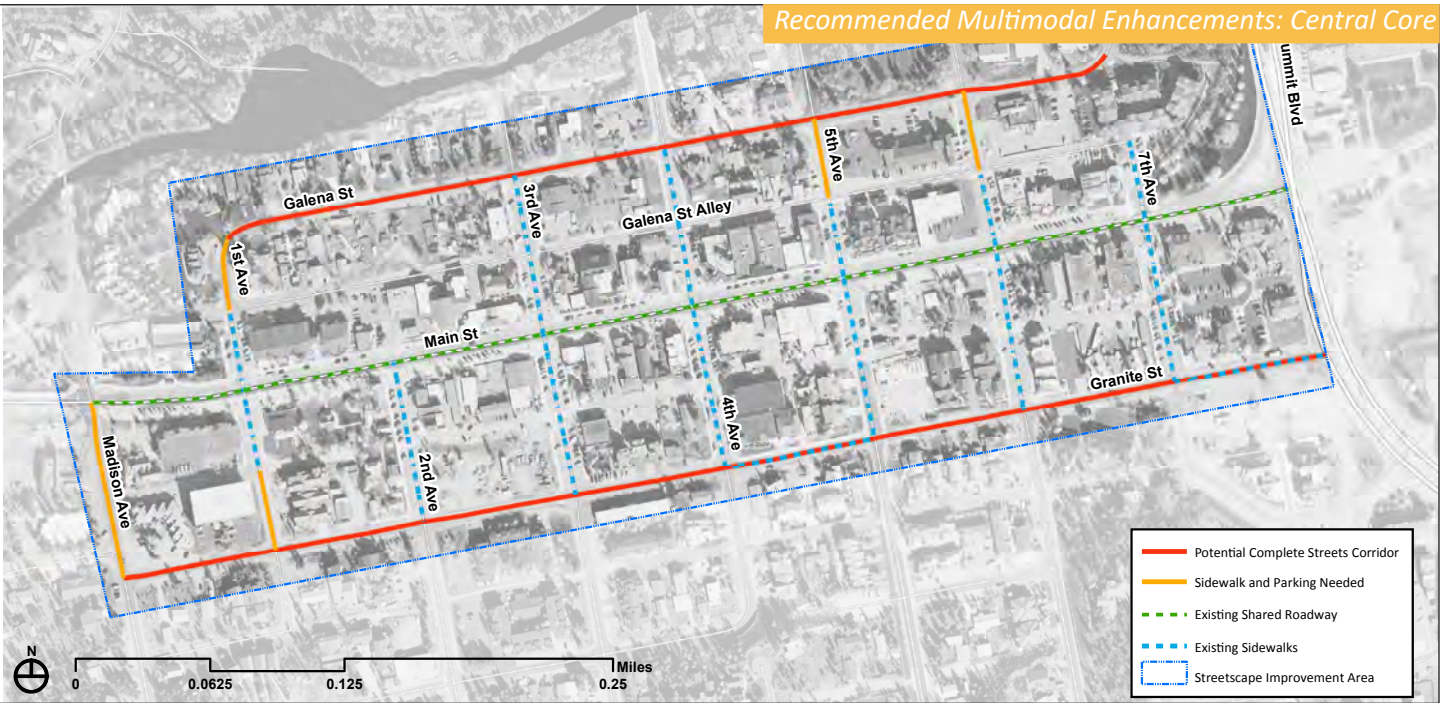
COMPLETE STREETS RECOMMENDATIONS

This section includes recommendations on Complete Street enhancements for different types of rights-of-way in Town. Although many of the streets leading into Frisco’s Central Core have generous gravel shoulders, not all streets are candidates for Complete Street enhancements. Dirt and gravel shoulders should be maintained in some locations to help retain Frisco’s mountain town character and maintain the many other functions they serve for snow storage, residential parking, and informal pedestrian walkways. The diagram below shows existing multimodal facilities and highlights areas where multimodal connectivity can be enhanced or improved using the treatments described in this section. In addition, segments of Avenues without existing sidewalks or diagonal parking are noted.

Conceptual Multimodal Enhancements

The cross-sections on the following pages and their key recommendations illustrate how existing rights-of-way on core roadways like Granite Street and Galena Street can be retrofitted into Complete Streets, which create a safer environment for pedestrians and bicycles, while maximizing parking and maintaining vehicle circulation. Prioritizing multimodal enhancements on corridors adjacent to Main Street will help improve circulation in and around the core area of town, while allowing more informal cross-sections to be maintained on other streets in the area.

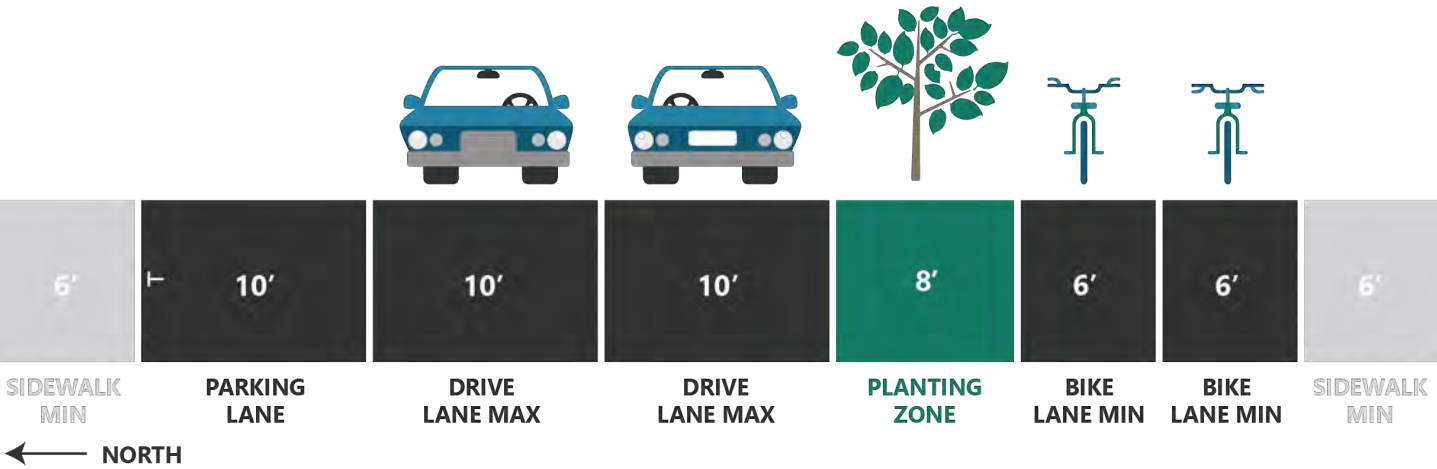
Options to encourage the use of Main Street by bicyclists should be provided, including the designation of bike lanes on Galena Street and Granite Street. Ample bike parking options in addition to bike parking on Main Street should be provided to avoid over parking and bike parking congestion on Main Street sidewalks. Provide bike parking “gateways” or corrals on side streets that are convenient for storing bikes and to encourage greater pedestrian use of downtown sidewalks.





### Complete Street Concept 1

Concept 1, a potential design for the **western portion of Granite Street**, could be implemented on roadways where at least 60 feet of the existing right-of-way can be utilized.

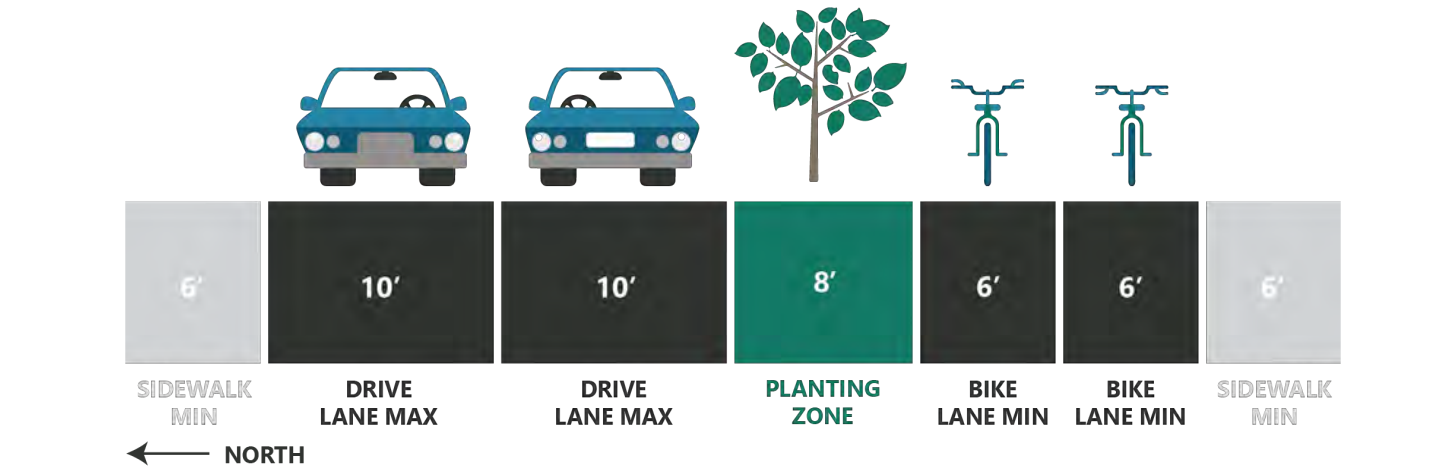


### CS Complete Streets Key Recommendations

- **Travel lanes striped no more than 10 feet wide to help ensure vehicles travel at safe speeds.** Wider travel lanes can encourage faster driving since drivers may view the road as being more open.
- **Two-way protected bicycle lane to enhance bicyclist safety and promote bicycle travel on the corridor.** The lanes would be separated from vehicle traffic by an eight-foot-wide planting zone, which would enhance the public realm while creating delineation between the bicycle and vehicle facilities.
- **10-foot-wide parallel parking lane on the north side of the street.** While 10 feet is wider than needed for most vehicles, the surplus room allows driver-side doors to be open with ample clearance for cyclists to pass by without conflicts should there be cyclists traveling on the drive lane instead of in the separated bike lanes.
- **6-foot-wide attached curb-to-gutter sidewalk on both sides of the street to provide a high-quality and safe pedestrian experience.**

### Complete Street Concept 2

Concept 2, a potential design for the **eastern portion of Granite Street**, is envisioned for a narrower section of the right-of-way at just over 50 feet. This concept could be implemented where existing sidewalks and structures in the public right-of-way create a more constrained environment for implementing multimodal treatments.



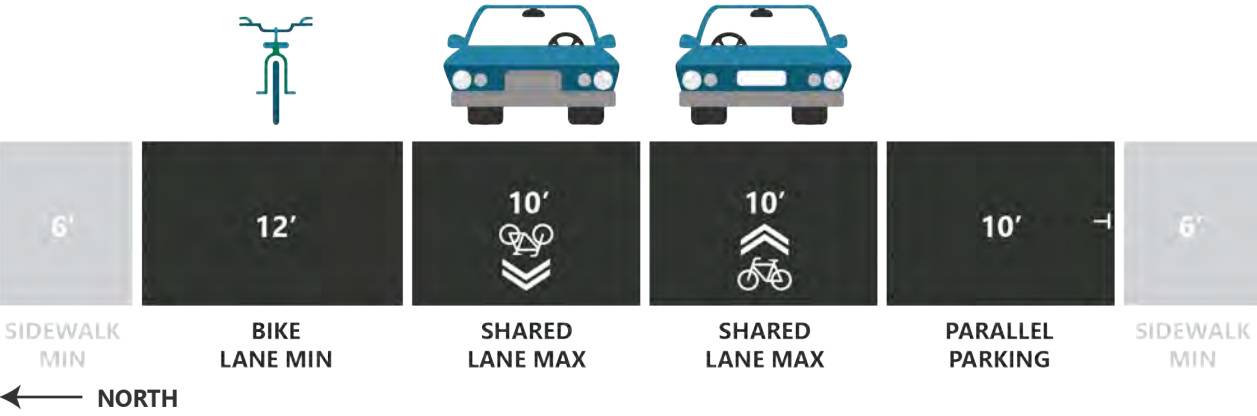
### CS Complete Streets Key Recommendations

- **Prioritize a protected bicycle facility over adding parallel parking where constrained right-of-way exists.** This would help provide more continuous bikeways throughout the Town Core.
- **6-foot-wide attached curb-to-gutter sidewalk on both sides of the street on blocks that have no sidewalk infrastructure.** Any existing sidewalks, like on the north side of Granite between 4th Avenue and 5th Avenue, can be incorporated into the street re-design.



### Shared Street Concept

This shared street concept is based on **Galena Street**. A cross section of 42 feet is envisioned for roadways with lower traffic volumes.



Note: A separated bike path may be warranted as conditions change and traffic volumes increase.

### CS Complete Streets Key Recommendations

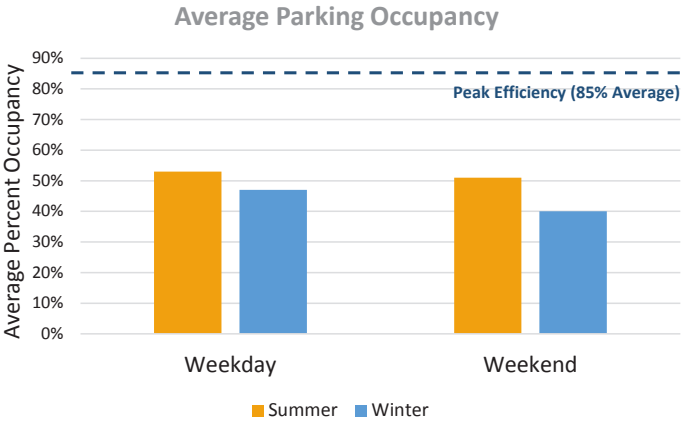
- **10-foot drive lanes that are striped with sharrows.** On these roadways bicyclists and vehicles can share the travel lane.
- **10-foot-wide parallel parking lane to provide sufficient room for vehicles to open doors without creating any conflicts with the travel lane.**
- **6-foot-wide attached curb-to-gutter sidewalk on both sides of the street to provide a high-quality and safe pedestrian experience.**

### FRISCO PARKING ANALYSIS

The following analysis summarized the data observed from parking on-street occupancy counts conducted throughout downtown in 2018. These parking counts included weekday and weekend counts during both the summer (12 hours) and winter (10 hours). During the winter count, the duration that vehicles remained parked was also collected.

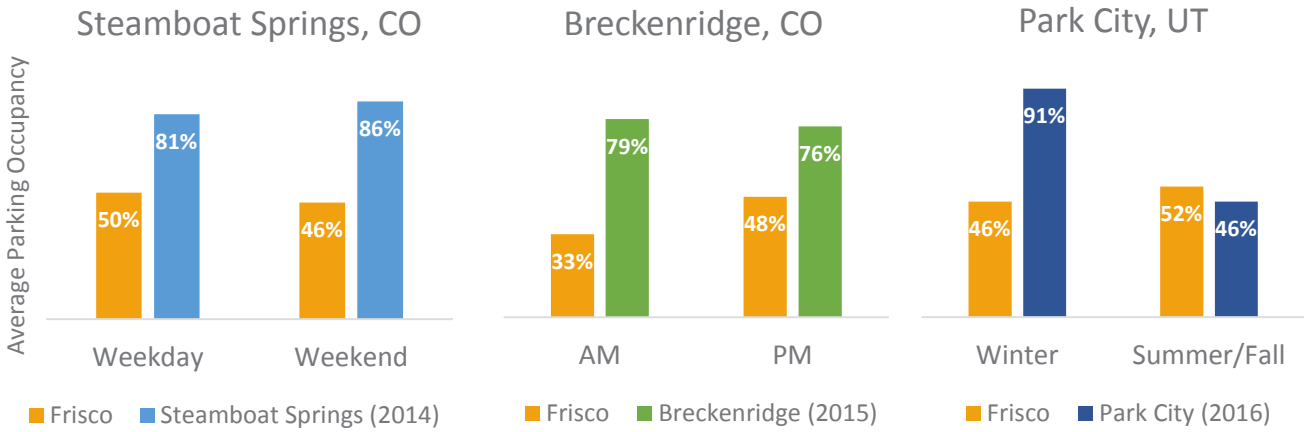
#### Parking Occupancy

The occupancy review found that occupancy averages well below the peak efficiency level of 85%. This is true for both the summer and winter, week days and weekends. Occupancy rates are slightly higher in the summer than winter, and slightly higher on weekdays versus weekends. The east side of downtown experiences higher occupancy rates on average than the west end. The west end is an underutilized opportunity to better distribute parked vehicles downtown.



#### Mountain Community Comparison

Frisco has significantly lower parking occupancy rates than many of its mountain peers.





Duration of Parking

Main Street

1 in 5 cars parked on Main Street for more than two hours.



Side Streets

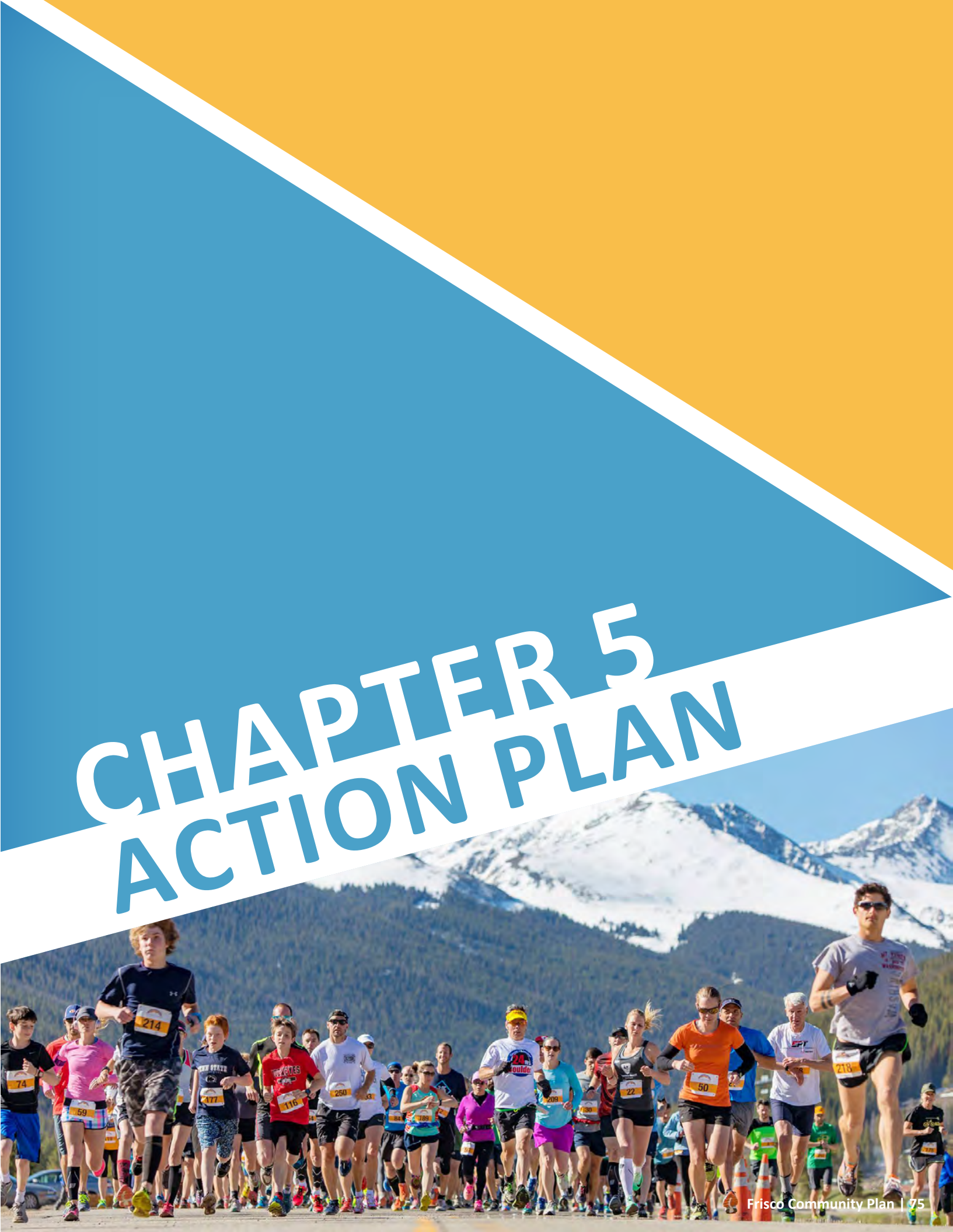
2 in 5 cars parked on the side streets for more than two hours.



PA Parking Analysis Key Recommendations

The parking analysis has demonstrated that downtown Frisco does not have a pressing issue with parking occupancy, but rather the distribution and turnover of parking spots. Therefore, the following key recommendations focus on improving turnover rates of prime parking and better distributing parking pressure.

- **Begin time limit enforcement on Main Street.** Enforcement will create more frequent turnover of the prime Main Street parking spots.
- **Redirect employee parking.** Work with local businesses to guide employees to park in low occupancy areas, reducing parking duration on 6th and 7th Avenues.
- **Advertise Underutilized Parking Areas.** Direct drivers to the public parking lot at South 3rd Avenue and Granite Street and to the west end of downtown.
- **Future Parking Study.** Conduct occupancy and duration study on a yearly basis to track changes in demand.





ABOUT THE ACTION PLAN

This chapter outlines specific strategies that the Town may pursue – either alone, or in partnership with others - to implement the Community Plan. This chapter should be used as a tool to guide capital investments, work plans, and allocation of staff time and other Town resources. Strategies are organized by the six guiding principles and their respective goals. For each strategy listed, anticipated responsibilities, timing, and resources required are defined. Many of the short-term strategies reflect the actions/goals that have been included in the Town of Frisco Strategic Plan. Short-term strategies should be revisited annually and updated, as needed.

RESPONSIBILITY AND TIMING

For each strategy, the Town department leading the effort and any partners that play a supporting role have been identified. Supporting partners include internal departments of the Town as well as agencies outside the organization, such as CDOT or Summit County. The anticipated timeframes associated with each strategy are as follows:

- **Short-term:** strategies to be initiated within 1-3 years.
- **Long-term:** strategies to be initiated 3+ years.
- **Ongoing:** strategies to be initiated by Town staff as part of a special project or their day-to-day work.

The timing for strategy implementation may shift based on opportunities (e.g., grant funding becomes available) or changes in community priorities.

RESOURCES REQUIRED

The types of resources needed to implement the strategies vary. Different categories of resources are listed to inform future planning and budgeting. The types of required resources include:

- **Staff time.** Many strategies will require Town staff time for completion or ongoing administration. Some build on Town initiatives and efforts currently underway, while others will require staff to allocate time in addition to their current work plans. Where existing hours are not available to allocate toward the implementation of the Community Plan, additional staff may be needed or will require outside support or other specialized services to supplement staff time and expertise. Funding will be needed to hire and pay for such services.
- **Regional Collaboration.** Other strategies will require partnerships with other agencies in the region, such as Summit County or CDOT, to be implemented.
- **General Fund.** General fund expenditures help fund many of the Town’s basic governmental programs and services. It is also used to pay employee salaries, wages, and benefits. Generally, revenue that is not required to be accounted for in another fund contributes to the General Fund.
- **Capital Improvement Fund.** Capital Improvement Fund expenditures account for the purchase or construction of major capital facilities that are not financed by private funds.
- **Summit Combined Housing Authority (SCHA) 5A Fund.** The SCHA 5A fund is used to fund construction of affordable housing units for local workers and families in Summit County.



Capital improvement along Main Street



Inclusive Community

Strategy	Responsibility	Timing	Resource
Goal 1.1: Protect the character and livability of Frisco’s residential neighborhoods.			
Strategy 1.1-a: Review zoning and design standards to address community character concerns (e.g., more restrictive lot coverage and/or setback limitations, evaluate density, limitations on bulk and massing).	Lead: Community Development Partners: Planning Commission	Short-term	Staff Time
Strategy 1.1-b: Review zoning and short term rental regulations on an annual basis to ensure neighborhood compatibility.	Lead: Community Development Partners: Finance Department, Planning Commission	Ongoing	Staff Time
Goal 1.2: Improve the aesthetic appeal and functionality of the Summit Boulevard corridor and the Exit 203 gateway.			
Strategy 1.2-a: Develop streetscape plans for the Summit Boulevard corridor that includes lighting, multimodal enhancements, and wayfinding signage.	Lead: Community Development Partners: Planning Commission, Public Works	Long-term	Staff Time
Strategy 1.2-b: Actively engage CDOT in discussions regarding the community’s vision for Summit Boulevard.	Lead: Community Development Partners: Public Works, CDOT	Ongoing	Staff Time
Strategy 1.2-C: Revise regulations in the Gateway and Commercial Oriented zone districts to allow for increased bulk and massing at an appropriate scale.	Lead: Community Development Partners: Planning Commission, Business Advisory Group	Short-term	Staff Time
Strategy 1.2-d: Evaluate and consider updates to existing development incentives to support Community Plan goals.	Lead: Community Development Partners: Planning Commission, Town Manager’s Office	Short-term	Staff Time
Strategy 1.2-e: Amend the Gateway- and Commercial-Oriented zone district development standards to allow for workforce housing, while maintaining high-visibility frontages for commercial uses.	Lead: Community Development Partners: Planning Commission, Town Council	Short-term	Staff Time
Goal 1.3: Preserve and enhance the Town’s historic resources.			
Strategy 1.3-a: Prepare a comprehensive inventory of historic resources.	Lead: Community Development	Ongoing	Staff Time
Strategy 1.3-b: Revise land use regulations to strengthen protection of historical structures, including required preservation as well as incentives.	Lead: Community Development Partners: Planning Commission	Short-term	Staff Time
Goal 1.4: Reinforce Main Street as the heart of the community, from the lake to the mountains.			
Strategy 1.4-a: Explore a public/private partnership to develop a new building and public plaza along Tenmile Creek at West Main Street.	Lead: Community Development Partners: Private Developers, CDOT	Long-term	Staff Time, Capital Improvement Fund



Strategy	Responsibility	Timing	Resource
<b>Strategy 1.4-b:</b> Develop and implement streetscape plans (e.g., lighting, multimodal enhancements, bridge enhancements, signage) for West Main Street.	<b>Lead:</b> Community Development <b>Partners:</b> Public Works	Short-term	Staff Time, Capital Improvement Fund
<b>Strategy 1.4-c:</b> Develop a Main Street Master Plan to guide development and plan for enhancement of this corridor.	<b>Lead:</b> Community Development <b>Partners:</b> Planning Commission, Public Works	Short-term	Staff Time
<b>Strategy 1.4-d:</b> Review allowable uses for the ground floor levels along Main Street to ensure an appropriate mix of uses within the town core.	<b>Lead:</b> Community Development <b>Partners:</b> Public Works, Planning Commission, Town Council	Short-term	Staff Time
<b>Goal 1.5: Promote a balanced community through support for diverse and equitable housing options.</b>			
<b>Strategy 1.5-a:</b> Adopt a strategic housing plan with benchmarks, unit quality goals, and metrics (e.g., strive to house 60% of the local workforce within the Town).	<b>Lead:</b> Community Development <b>Partners:</b> Town Council, Town Manager’s Office	Short-term	Staff Time
<b>Strategy 1.5-b:</b> Evaluate the efficacy of existing regulatory incentives (e.g., bonus density, Accessory Dwelling Units) and explore additional options to support the advancement of workforce housing goals.	<b>Lead:</b> Community Development <b>Partners:</b> Planning Commission	Short-term	Staff Time
<b>Strategy 1.5-c:</b> Pursue zoning modifications to integrate workforce housing into commercial areas.	<b>Lead:</b> Community Development <b>Partners:</b> Planning Commission	Short-term	Staff Time
<b>Strategy 1.5-d:</b> Consider the adoption of workforce housing requirements for new developments.	<b>Lead:</b> Community Development <b>Partners:</b> Town Council, Planning Commission, Town Manager’s Office	Short-term	Staff Time
<b>Strategy 1.5-e:</b> Capitalize on retaining existing housing for locals through a buy-down program as an alternative to new construction.	<b>Lead:</b> Community Development <b>Partners:</b> Town Council	Short-term	Staff Time, SCHA 5A Fund
<b>Strategy 1.5-f:</b> Develop programs to help local businesses maintain a reliable and sustainable workforce base through partnerships (between businesses, governments, nonprofits, etc.) tax benefits, deed restrictions, and the creation and retention of workforce housing options.	<b>Lead:</b> Community Development <b>Partners:</b> Town Council	Short-term	Staff Time, SCHA 5A Fund



# Thriving Economy

Strategy	Responsibility	Timing	Resource
<b>Goal 2.1: Maintain a diverse and strong economy.</b>			
<b>Strategy 2.1-a:</b> Review and update land use maps on a regular basis in order to maintain an economically sustainable balance of land uses.	<b>Lead:</b> Community Development	Ongoing	Staff Time
<b>Goal 2.2: Strengthen Frisco’s role as the year-round-local commercial and service hub for the region.</b>			
<b>Strategy 2.2-a:</b> Evaluate land uses to encourage a diversity of business to broaden Frisco’s economic base. Review procedures for sign permits, business licenses, and minor remodels to create efficient processes for businesses. Work to develop adequate technology infrastructure to serve the community.	<b>Lead:</b> Community Development	Ongoing	Staff Time



# Quality Core Services

Strategy	Responsibility	Timing	Resource
<b>Goal 3.1: Provide high quality public infrastructure and services to meet current needs and accommodate growth.</b>			
<b>Strategy 3.1-a:</b> Develop a comprehensive storm water management and facilities plan in order to improve and maintain consistent standards throughout Town.	<b>Lead:</b> Public Works <b>Partners:</b> Community Development	Long-term	Staff Time
<b>Goal 3.2: Promote open communication, responsive governmental actions, and regional collaboration.</b>			
<b>Strategy 3.2-a:</b> Explore new avenues for effective public participation and education such as social media dedicated to local government issues and other innovative outreach methods.	<b>Lead:</b> Marketing and Events <b>Partners:</b> Community Development	Ongoing	Staff Time





# Mobility

Strategy	Responsibility	Timing	Resource
Goal 4.1: Provide a safe and efficient multimodal transportation system.			
<b>Strategy 4.1-a:</b> Adopt ‘complete street’ design standards that include safe and attractive multi-modal transportation options. Complete streets are streets designed and maintained to facilitate safe and efficient use for all users including pedestrians, bicyclists, and mass transit.	<b>Lead:</b> Public Works <b>Partners:</b> Community Development	Long-term	Staff Time
<b>Strategy 4.1-b:</b> Explore Frisco Flyer-type shuttle for around town movement.	<b>Lead:</b> Public Works <b>Partners:</b> Community Development	Long-term	Staff Time, General fund
<b>Strategy 4.1-c:</b> In collaboration with CDOT, develop a plan for improved crossings of SH 9 at the Marina, School Road, and Lusher Court. Explore a range of possible solutions, including the concept of an overpass in the vicinity of Tenmile Creek.	<b>Lead:</b> Public Works <b>Partners:</b> CDOT	Long-term	Staff Time, Capital Improvement Fund
<b>Strategy 4.1-d:</b> Begin enforcement of established time limits for on street parking and consider expanding time limits in areas adjacent to a Summit Stage stop.	<b>Lead:</b> Police	Ongoing	Staff Time
<b>Strategy 4.1-e:</b> Improve wayfinding signage to direct drivers to public lots and offer alternative options for all day parking for skiers and workers.	<b>Lead:</b> Public Works <b>Partners:</b> Community Development	Short-term	Staff Time, General Fund
<b>Strategy 4.1-f:</b> Launch a public information campaign to help Main Street businesses guide employees to use low-occupancy parking areas.	<b>Lead:</b> Marketing and Events <b>Partners:</b> Community Development	Short-term	Staff Time, General Fund
<b>Strategy 4.1-g:</b> Complete the installation of diagonal parking and curb, gutter, sidewalk on the numbered avenues between Main Street and Granite/Galena.	<b>Lead:</b> Public Works <b>Partners:</b> Community Development	Short-term	Capital Improvement Fund
Goal 4.2: Promote walking, bicycling, and other alternative modes of travel.			
<b>Strategy 4.2-a:</b> Develop and implement ‘complete street’ plans for Granite and Galena.	<b>Lead:</b> Public Works <b>Partners:</b> Community Development	Short-term	Staff Time
<b>Strategy 4.2-b:</b> Revise development regulations to require private developments build sidewalk and multi-modal path connections in accordance with Town plans.	<b>Lead:</b> Community Development <b>Partners:</b> Public Works	Short-term	Staff Time
<b>Strategy 4.2-c:</b> Implement the 2017 Frisco Trails Master Plan.	<b>Lead:</b> Public Works	Ongoing	Capital Improvement Fund
<b>Strategy 4.2-d:</b> Continue to maintain the Town’s paved recreational pathway system.	<b>Lead:</b> Public Works	Ongoing	Capital Improvement Fund
Goal 4.3: Continue to expand regional transportation options for Frisco residents and visitors.			
<b>Strategy 4.3-a:</b> Develop and adopt a 1041 plan to improve and protect the Summit Boulevard corridor.	<b>Lead:</b> Public Works <b>Partners:</b> Community Development	Short-term	Staff Time



# Vibrant Recreation

Strategy	Responsibility	Timing	Resource
Goal 5.1: Provide high quality, year-round recreational amenities that appeal to both residents and visitors.			
<b>Strategy 5.1-a:</b> Periodically review existing facilities to assess community needs and identify opportunities for improvements.	<b>Lead:</b> Public Works <b>Partners:</b> Town Manager’s Office	Ongoing	Staff Time
<b>Strategy 5.1-b:</b> Develop master plans for park facilities to guide improvements and reinvestment.	<b>Lead:</b> Recreation and Culture, Community Development <b>Partners:</b> Public Works	Ongoing	Staff Time
<b>Strategy 5.1-c:</b> Evaluate current and future uses for the Peninsula Recreation Area to ensure compatibility with community vision and values.	<b>Lead:</b> Recreation and Culture, Community Development <b>Partners:</b> Public Works	Short-term	Staff Time
<b>Strategy 5.1-d:</b> Prioritize the implementation of the Marina Master Plan.	<b>Lead:</b> Recreation and Culture <b>Partners:</b> Public Works	Short-term	Marina Enterprise Fund, Capital Improvement Fund
<b>Strategy 5.1-e:</b> Evaluate community needs for gathering spaces and ensure that they are incorporated as part of future parks improvements.	<b>Lead:</b> Recreation and Culture, Community Development <b>Partners:</b> Public Works	Ongoing	Staff Time, General Fund
<b>Strategy 5.1-f:</b> Coordinate with Summit County, US Forest Service (USFS), and Denver Water to maintain and improve local and regional trail network.	<b>Lead:</b> Recreation and Culture <b>Partners:</b> Community Development, Summit County, USFS	Ongoing	Capital Improvement Fund, Regional Coordination
<b>Strategy 5.1-g:</b> Develop design standards for wayfinding and identification of parks, trails, open space, and public facilities.	<b>Lead:</b> Recreation and Culture <b>Partners:</b> Community Development, Public Works	Short-term	Staff Time
Goal 5.3: Create more opportunities, and improve the quality of our interaction with the natural environment.			
<b>Strategy 5.3-a:</b> Leverage trail and open space expansion opportunities by collaborating with Summit County Government and neighboring land agencies.	<b>Lead:</b> Recreation and Culture <b>Partners:</b> Community Development, Summit County	Ongoing	Capital Improvement Fund, Outside support





# Sustainable Environment

Strategy	Responsibility	Timing	Resource
<b>Goal 6.1: Lead by example on efforts to advance community sustainability and the region’s ability to prepare for and adapt to the impacts of climate change.</b>			
<b>Strategy 6.1-a:</b> Continue to participate in regional efforts to support energy efficiency and sustainability.	<b>Lead:</b> Town Manager’s Office <b>Partners:</b> Summit County	Ongoing	Regional Coordination
<b>Strategy 6.1-b:</b> Develop a program to reduce the use of single-use plastics including single-use bags and bottles	<b>Lead:</b> Town Manager’s Office	Long-term	Staff Time, General Fund
<b>Strategy 6.1-c:</b> Continue to update regulations to ensure access to new, sustainable building and development technologies.	<b>Lead:</b> Community Development <b>Partners:</b> Public Works	Ongoing	Staff Time, General Fund
<b>Goal 6.2: Protect the quality and health of the natural environment in Frisco and the surrounding area.</b>			
<b>Strategy 6.2-a:</b> Implement the Climate Action Plan.	<b>Lead:</b> Public Works	Ongoing	General Fund, Capital Improvement Fund
<b>Strategy 6.2-b:</b> Implement the Water Efficiency Plan.	<b>Lead:</b> Public Works	Ongoing	General Fund, Capital Improvement Fund
<b>Strategy 6.2-c:</b> Review development regulations to ensure high water quality standards both during and after construction.	<b>Lead:</b> Community Development <b>Partners:</b> Public Works	Short-term	Staff Time
<b>Strategy 6.2-d:</b> Prioritize implementation of multi-modal trail improvements in accordance with the Trails Master Plan over expansion of automobile infrastructure.	<b>Lead:</b> Public Works <b>Partners:</b> Community Development	Ongoing	Capital Improvement Fund
<b>Goal 6.3: Minimize risks to property, infrastructure, and lives from natural hazards and disasters.</b>			
<b>Strategy 6.3-a:</b> Regularly review regulations to ensure compliance with the latest hazard resiliency practices and standards.	<b>Lead:</b> Community Development <b>Partners:</b> Public Works	Ongoing	Staff Time

## PLAN AMENDMENTS

The Town Charter requires that the Community Plan be updated every five years. However, interim updates may be necessary. This section outlines the types of changes to the Community Plan that may arise and a process for evaluating potential changes.

### Minor Amendments

Minor amendments may be completed on an as-needed basis, but typically not more than once a year. Minor updates may include:

- Updates to inventory maps to incorporate new or updated data, or changes to the Town boundary.
- Correction of typographical errors and/or omissions.
- Revisions to lists of related plans and studies to reflect the adoption of new plans or updates to existing plans and studies.
- Technical updates to the Community Profile.
- Future Land Use Plan map amendments related to an annexation or rezoning application.

Minor amendments are subject to review and approval through a resolution from the Planning Commission.

### Major Update (Every Five Years)

Major updates include a comprehensive review of, and updates to, the Community Plan in conjunction with a community engagement process that allows for multiple opportunities for input. Major updates may include:

- Review of and updates to vision and values.
- Updates to goals and policies to support the vision and values.
- Comprehensive review and update of the strategies.
- Updates to the Future Land Use Plan.
- Other updates as necessary and/or directed by the Planning Commission and Town Council.

Major updates are subject to review by the Planning Commission. The Planning Commission must determine if the proposed changes are in the best interests of the Town and hold a public hearing regarding the amendment. An amendment to the plan may only be approved through a resolution from the Planning Commission, and a corresponding resolution by the Town Council.

## Future Land Use Plan Amendments

The Future Land Use Plan map is not intended to be a zoning map. It is intended to provide policy direction and definition for future land uses in the Town of Frisco. A Future Land Use Plan map amendment may be evaluated at any time by the Planning Commission if it is related to a proposed change in zoning or annexation and meets all of the following criteria:

- The proposed change is consistent with the policies and overall intent of the Community Plan.
- The proposed change would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the Town.
- The proposed change does not materially affect the adequacy or availability of urban facilities and services within the Town of Frisco or the surrounding Three-Mile Area.
- Stand-alone requests to amend the Future Land Use Plan map—i.e., amendments that are not related to a proposed change in zoning or annexation—may only be initiated through the Minor Amendments process or in conjunction with a major update.

Any property owner whose property would be affected by a proposed change in the Future Land Use Plan and/or, contractions or boundary changes should receive timely public notice that such change or changes will be considered.



